

Brighton Marina Berth Holders Association

Members Meeting

Notes from the meeting (which followed the AGM) held in the Master Mariner on
Saturday 22nd November 2008.

The meeting was attended by the Committee and c40 members.

1. Update on meetings with Premier Brighton's Management Team

The Vice Chair, Julie Dennison, discussed points raised from the meetings with Premier. She reported that we have a good relationship with the staff and most issues are painlessly dealt with on both sides. Copies of the notes from the meetings were circulated.

A summary of the notes from both of the meetings is at the end of this document (attachment 1)

Copies of Brighton Marina News (produced by Premier) were also circulated a copy of which is at the end of this document (attachment 2)

2. Website update

Website Administrator, Alan Turnbull, updated those present on the new website.

Unfortunately we have not been able to go live yet so there was no demonstration. The website will be easier to keep updated and an additional feature will be the photo gallery.

3. Presentation and discussion regarding marina development

Local Councillor, Vicky Davies, hosted a discussion on the planned developments for the marina. Vicky has been a resident of this area for over 26 years and has been active in the development process for the last four and a half years. There are a number of events including a planning meeting, a petition which has been signed by over 600 people and will be handed in by Mary Mears, a full council meeting and a planned visit to the marina which Vicky urged us to take action on. Full details of these events and the plans can be found on the [savebrighton.com](http://www.savebrighton.com) website. She pointed out the main issues which will affect the berth holders i.e. parking, access roads, noise and debris during the ten year building plan.

www.savebrighton.com

Question's from the floor.

Q. Customers will go elsewhere if they can't park, how do Premier feel about this?

A. Locally, premier are concerned about the parking but stated that the east jetty car park will not be lost.

Answer from Andrew Garland, Premier Management:-

A. "not very happy" AG. They will appeal to any plans which would restrict parking for berth holders.

B.

Q. Isn't everything on hold?

A. The main development by Brunswick is on hold due to financial constraints but other things are still active. If planning permission is granted it will be forever so it is still worth objecting now.

Q. How can you get to know the latest if you are from out of town?

A. Check save Brighton website – BMBHA web administrator will add link to website.

Q. Recycling and wheelie bins, their content and them end up in the water quite often. Can they be tethered or secured in one place in order to minimise this?

Answer from Andrew Garland, Premier Management:-

This has already been done. Recycling company is about to change to 'Greenstar' with whom ALL recyclable material goes into one bin.

Q. The visibility of ladders from the water is poor – could this be improved?

Answer from Andrew Garland, Premier Management:-

Premier will investigate. Suggested/requested that we ask our members to attach fluorescent flags/ribbons to their boarding ladders as a visible means of escape from the water. Such flags could be produced by BMBHA so that they are recognizable.

Q. Marina owned trolleys wandering – would a coin deposit help?

A. Will raise the issue at next Premier meeting.

Q. What kind of provision will be made for showers/loos etc on east jetty while refurbish happening?

Answer from Andrew Garland, Premier Management:-

Premier will be discussing this in their meeting with the contractors next week. They will keep us posted.

Q. The washing machines on the east jetty seem to break down a lot. Will price increase help with this ie by allowing a service contract?

Answer from Andrew Garland, Premier Management:-

The machines still have two years lifespan left in them. Replacement machines cost £18k each and service contracts are extortionate. Premier are conscious of keeping the cost down and are exploring different costing options. Recent price increases have been to cover electricity. They still remain cheaper than local laundrettes.

Q. When will the footpaths across the lock be reopened?

Answer from Andrew Garland, Premier Management:

Waiting on engineers report, which should be soon. They will let us know.

Added documents

Attachment 1

NOTES OF MEETING WITH PREMIER MARINAS - taken by Vice Chair Julie Dennison ON FRIDAY 21ST NOVEMBER 2008 *(notes taken from meeting Sept 07 in italics)*

Present: John Boyce; Julie Dennison; Andrew Garland

BMBA had requested that BMBHA information be placed on their notice board on the West Quay. Andrew Garland was in favour of this and asked that all information be passed to Phil or himself and they will attend to this.

Suspected Sewage in water at end of East Concourse. Premier were unaware but will check this out.

Top Car Park Barrier. Premier stated that the cabinet needs replace and will cost approximately £7 - £8000, which has been allowed for in next year's budget (April onwards). In the meantime, AG stated that it would cost £2,000 to install a new cable but that it might not work. They will put up signage and check stickers in cars. The owners of the vans parked there have been notified move them.

Underground Car Park,

Cameras for underground car park have been included for in the application for next year's budget but may be rejected due to other spending priorities.

AG explained that they undertake 6monthly sweeps of the car park, the last of which found 16 non-taxed vehicles of which 14 are now gone and 2 were removed. The same sweep happens with bicycles and AG emphasised that the bike racks are a transit for bikes and not for permanent storage. Bikes should be stored on the owners' boat.

20 untaxed vehicles have been identified recently. Council has been notified and will go through the normal council process. Six monthly checks are carried out in conjunction with the Council but this may be increased to quarterly.

One van is being used as a shed and this will be removed.

Key Fobs

Monitoring of key fobs is a continual problem, the initial reprogramming of all fobs was put on hold over the summer but will continue over the winter season. Fobs are de-activated at the end of all cancelled contracts. Fob issue is restricted to 3 per boat. All code numbers have been deleted, but if any one should come across one please notify Premiere.

26 fobs with car park access have been cancelled recently as a result, three cars were trapped in the car park

The reason for no boat trailer parking is the lack of space of which if there was any, AG pointed out that it would be used for car parking.

Parking on Ramps has improved since Premier has put pressure on Security to police it.

CCTV is now relayed to the Marina office from where berth holders can view the sea state of the entrance.

East Jetty:

After instigating a massive £10,000 maintenance programme to the east jetty shower block, it was 'sod's law' that the fan went down afterwards. As this block is due for a major refurbishment in Jan/Feb 09 Premiere do not wish to waste too much money on a new heating system yet.

The 'break and fix it' programme is now changing to a maintenance programme for the water supplies to the east and west jetty shower blocks.

Premier have purchased three new water pumps and two new sewage pumps. £100,000 budget for refurbishment is schedule for March for the shower blocks.

Trolleys:

£14,000 to remove Asda trolleys from water...Premiere have asked "can people please take Asda trolleys back, to the road at least". AG pointed out that they are Asda's property and it is Asda's responsibility to ensure that they stay within their boundaries. But they are an expense to us to remove and they have also damaged the buoyancy bags beneath the jetties. "Any help to manage this would be appreciated"

BMBHA pointed out that members are sympathetic and annoyed with this problem themselves.

39 Premiere trolleys have recently been added. AG "please don't 'hog' the trolleys. Please return them".

Premier are reintroducing £1 coin system to encourage people to return them to Asda . Any £1s collected by Premier will be donated to the RNLI.

Marina Development

Premier are keen to support any planning application but have objected to the traffic system, particularly the "square about". Premier have withdrawn their objection instead of the 106 agreement (a bond to be allocated in order to complete the traffic system if the developers go bust). JB stated that BMBHA object as an Association.

Fuel Pontoon

A lot of work is being carried out on the fuel pontoon – signage, kiosk, new fuel pods and system. Self service diesel is a possibility with the Hydro Pod fuel management system.

The fuel is sold at the cost that Premiere pay for it. Unfortunately Premiere do not purchase fuel in as large quantities as Asda, therefore it is not as cheap as Asda pay. AG explained that every Monday they phone around to get the best price on the quantity of fuel needed from Sunday's reading. They have considered buying in bulk with other marinas but logistically it is not possible.

Levy – berth holders will need to sign a declaration stating their fuel for boating/heating usage. The Government recommend it is a 60/40 split. Guidance notes on office wall. Annual berth holders will sign for the duration of their contract with Premier. This will not affect charter or fishing boats.

Fuel Pontoon

Boat Shed

A new cover is due to be fitted next week (w/c 24th November).

Lock

There are some issues with the lock and Premier is committed to spending £150,000 plus per year for the next few years for improvements. This money will be claimed back from Estates. Lock may possibly have to be closed for a couple of weeks in 2010/2011. Advance notice will be given. Premier are obtaining for small pontoons to be placed in the locks in 2010/2011.

West Quay Wall

A new wall is being built on the West Quay as a flood defence to protect the land in the Marina. This is being paid for by Brighton Marina Estates.

Complaints to Premier from Berth Holders

1. One complaint about electricity – person lost freezer full of food – Premier investigating.
2. One complaint about boatyard – person compensated.
3. AG requested any feedback from BMBHA and berth holders (both negative and positive).

Icy Pontoons

Premier have undertaken a risk assessment. Council Health and Safety assessment of risks is used as a precedent.

Premier are willing to find alternative, safer moorings for those berth holders with concerns, i.e. closer to main jetties.

BMBHA have requested "Private – Access Only" signs to the gates to the East and West Jetties.

Premier have issued Brighton Marina News Update.

Boat Break-Ins

Special Branch were given a special project to catch the thief. He was arrested in Newhaven last week and will be going to court next week.

Next Meeting

9.30 am on Thursday 22nd January 2009

Additional notes taken from previous meeting Sept 08

Premiere has been investigating other ways to mark the channel other than the buoys, eg. Leading/transit lights, as at Eastbourne.

The Marina entrance lights have been replaced with solar powered lights and are fully working again.

Berthing:

Due to the absence of fingers on pontoons 11,12 and 13 (for dredging), visitors were focused in this area this summer, which worked well as berths did not need to be used for visitors. The visitors were happy and didn't seem to mind rafting. As a result, there was almost zero problems with berth holders returning to a occupied berth.

AG expressed that whilst he feels there is a need to explain the overall costs of supplying services he is conscious just quoting figures and asked whether the berthholders want more details of expenditure and where their berthing fees go?. Bmbha suggested that members would ask at the next meeting.

Added document

attachment 2

BRIGHTON MARINA NEWS

Following a number of changes of key members of staff, we thought it would be useful to provide some up to date news and information.

If we haven't covered an area in enough depth or you would like more information please don't hesitate to contact one of the marina team who will be happy to help.

New Acquisitions & Projects

CCTV has now been updated and installed in the marina office, we now have access to and control of ten cameras across the site. These cover the marina in general, Boatyard, Jetty main access gates, fairways, car parks, fuel pontoon and perhaps most importantly the marina entrance. If you want to know what the sea state and entrance channel is like please give us a call and we'll be pleased to let you know, alternatively pop in, say hello and have a look for your self!

New customer trolleys have been purchased and have been well received by all customers, please help others and return them to the jetty rather than leave them next to your berth.

The marinas maintenance pickup and general work horse has been replaced and will soon be sign written in full Premier colours.

The Fuel Jetty upgrade is almost complete with the bridge structure and bearings completely refurbished, new decking, tank pumps, covers, fuel lines and a new fuel management system that is due for delivery in November. We are currently upgrading the fuel jetty office and once complete we will install the fuel management system inside the kiosk for ease of payment and protection of customers from the elements!

We have contractors on site refurbishing both of the Jetty access bridge ramps and structures, they will commence work on the West ramp and then move over to the East shortly afterwards. Following this work we will be refurbishing the dolphin pile guides that hold the Jetties securely to the 12 mooring piles located to the East of each Jetty.

Brighton's New Faces

We have seen a number of changes in some of the key staff at the marina with internal promotions, role changes and some staff simply moving on. This has created the opportunity to recruit new, well qualified and experienced individuals to compliment the existing strong team.

Such a change in the 'front line' staff has resulted in our customers being less familiar with the operational team and we are working hard to ensure that the roles and responsibilities of all the staff at the marina are clear to our customers; to this end we have installed a rogue's gallery in marina reception! Next time you are in the marina office please take the opportunity to familiarise yourself with our committed and enthusiastic marina team.

Berthing Masters & Marina Administration

Daniel Plaveinick has joined us as Berthing Master, and the role of Berthing Administrator has been filled by Oliver Gascoigne who joins us with a wide range of marine experience after working with Brighton's on site yacht sales company

Seaventures. Graham Eley has also moved across to the Berthing Master team and joins us from the busy boatyard team.

Amanda Slim has been promoted to the role of Unit Controller and Tessa Sharland has filled Amanda's role of Marina Administrator. Tina Leach also joins the Marina Administration team and brings with her a wide range of administrative and organisational experience.

Management & Yard Operations

Ray Flowers has now been with us for three months as Assistant Manager. Ray is responsible for both the duty management of the Marina and the Marina's Boat Yard Operations. Ray has been joined more recently by, Tony Gilbert and Chris Morgan who are working as Yard Assistants alongside the hard working team in Brighton's busy yard.

Maintenance

Premier Marina's new maintenance manager, Adam Potter is underpinning and co-ordinating the existing repair and maintenance systems at the marina and a full service and audit of all plant in the yard was carried out in early October. The roof and walls of the boat shed were very badly damaged in recent storms and require replacement, a

claim has been made through our insurance brokers and they have asked us to proceed with replacing the cover with a non collapsible cover to ensure the wear and holes created by folding the shed do not occur again.

Red Diesel

With all the stories about fuel in the press at the moment, it's difficult to know where to start...but as we are talking boats rather than cars then probably Red Diesel is top of the agenda.

As you are no doubt aware the derogation of red diesel comes to an end on 31st October 2008.

What does this mean for you? Firstly prices will increase by approximately 25p per litre. Secondly as a fuel purchaser you will be required to make a simple annual declaration in writing about the amount of fuel being purchased for propulsion.

For further details logon to;

www.hmrc.gov.uk/briefs/excise-duty/brief4908.htm

or

www.boatingbusiness.com/archive101/2008/november/news/vat_on_fuel_will_drop_to_5

Premier is still committed to keeping your fuel costs as low as possible and as a Premier customer you will continue to benefit from our fuel at cost promise. Also don't forget that we offer a 24 hour fuel service at most marinas.

Our fuel pontoons are likely to be very busy in the lead up to the end of October - so if you plan to fill up - try not to leave it until the last minute.

Outer Harbour Development

Following lengthy negotiations with all parties involved, the outer harbour scheme has been delayed and it is unlikely that any development will take place within the next 18-24 months.

The outer harbour scheme detailed a bridge that would span the marina entrance and we can confirm that any bridge would have given priority to vessels and would be in the open position for the majority of the time to allow safe maritime access to and from the marina.

Some berth holders have also expressed concern over the possible impact of the various schemes at Brighton, especially with regard to parking and traffic flow at peak times. Whilst Premier Marinas support the ongoing development across the site, we have

worked closely and continue to liaise with the Cities planning department and the developers, regarding to traffic management, parking and infrastructure.

Untaxed Vehicles

We monitor the East underground car park very closely and with the assistance of the council we issue notices and remove at least twenty/thirty vehicles every six months. We hope to uplift this from six to three months but we are of course dependant on the councils own resources for this service.

Boat Yard Services

After our 'Indian Summer' the yard is beginning to get busy, we are also offering a range of Yard service special offers;

- **Early Bird Special – 30% Total Discount**
Lift, scrub, block off and relaunch within a 4 week period.

Available 1st Oct – 23rd Dec 2008

Offer subject to terms and conditions

- **Frostbite Special – 20% Total Discount**
Lift, scrub, block off and relaunch within a 7 day period

Available 2nd Jan – 31st March 2009

Offer subject to terms and conditions

If you are interested in any of our yard services this winter, please visit or contact the marina office and complete a booking form. We can fax or email booking forms and once we have received a signed booking form we will schedule your boat in and confirm your booking. In the event that you have a query prior to making your booking please contact the marina office and ask for either Zoe or Ray who will be able to assist you.

Security

In addition to the newly installed CCTV, we work very closely with the Brighton Marina Security team who provide an excellent level of service and provide us with regular patrols of all areas of the marina and in turn support our own qualified berthing masters. We also work closely with local police and we are pleased to confirm that one of the sites employees has recently been awarded the status of Special Constable (SC), in simple terms this will mean that we have a uniformed officer patrolling all areas of the marina complex on a regular basis.

Marina Care

We have mentioned to some customers that we intend to make each member of staff responsible for a given area of the Marina; unfortunately we have not had the opportunity to roll this scheme out but watch this space over the winter!

Dredging

Maintenance dredging operations are now complete and we have dredged the marina entrance, fairways, and bays 10-11, 11-12 & 12-13 to 2.0m below Chart Datum, resulting in the removal of over 26,000 m3 of silt.

The poor weather and associated delay to dredging left the marina entrance with siltation during the summer and despite Notice to Mariners being posted to all notice boards and Solent Coastguard, a number of vessels touched bottom in the entrance. We appreciate that navigating the entrance can be difficult and are investigating the possibility of installing a sector light that would assist vessels in transiting the entrance, especially when buoyage is off station for dredging operations.

Divers have removed over 3600 m3 of silt from under the Marina's concrete floating Jetties and this dredging continues on the East Jetty with Seatech commercial diving services.

We have trialed Van Oord Dredging's, Water Injection Dredger the 'Baldur' on a section of the East Jetty and we hope that this may prove more efficient and less disruptive than traditional back hoe dredging.

Wishing you a successful winter lay up, maintenance and winter sailing season.

Andrew Garland CMM

General Manager

End.