

New Build Seaford

Why

A structural report in 2012 giving club with remedial work 5 years to December 2017, to answer the question that keeps being asked, no we can't just go and get another report. The 2012 report is on the website and the problem can be seen via the storeroom in the ladies changing room, a blown steel support beam.

Mentioned at 2014 and 2015 AGM's and in Mainsheet

I had drawings done in 2014 to show a new clubhouse on adjacent land, publicised at 2014 & 2015 Sailing week.

I said when I stepped down as Commodore I would be prepared to look into a replacement building.

What

A team of members, including industry professionals, have been working over the last year, as part of that work we identified asbestos in the building and have now ensured this is encapsulated and we have a management plan in place.

We looked at other clubhouses and seafront buildings

We held a public and members consultation in December 2016, details are on the website, response was positive.

We have looked at the criteria we need to meet, flood risk assessment, ecology, contaminated ground and ground investigation survey necessary for foundation design.

We have spent to date £1020 on Topographical and services survey which we will need, there are also flood risk and environmental surveys but we may get them for free or at reduced rates as members of the team can do those.

We looked at five architects who potentially had the experience to build a seafront property, we defined the need for robust building materials and the facilities needed in the clubhouse.

We short listed and interviewed 3 architects, then went to 2, we visited their offices and met their staff. Both of the architects then provided details of their costs, we also explored different methods of managing the build.

At the same time as talking to architects we were pursuing grants, the main grant we have focussed on is the Sport England Strategic Facilities Grant, which would provide full funding up to £2m and is for rebuilding and improving existing facilities. The grant has to be solicited by the local council and I have met with them and got a positive response as our plans fit in nicely with the Seaford Seafront Development plan.

I am pleased to announce that I have received confirmation from Phil Evans the Director of Tourism and Enterprise for Lewes District Council, that they will be supporting our bid as it meets their strategic commitments.

In order to get any grants we need to recognise ourselves as a community facility, provide facilities for the benefit of the community at large, the target age groups, and probably accommodate other sports, kayak/canoe/kitesurf/paddleboard/walking/pilates/etc. , not forgetting the Galley.

So where are we now

We have chosen the architect we wish to proceed with, several reasons but importantly the cost to planning will be under £10k. The time for planning approval – 6 months the phases after planning approval will be - design phase 7 months, asbestos removal/demolition 3 months, build phase 12 months, So therefore to start building (subject to finances) would be earliest: **Sept 2018**

The grant issue is with the council to solicit the grant on our behalf, we will then be responsible for all the form filling and associated work to get through the stages.

We have a programme and this discussion is Hold point 1, as nothing will happen unless we get approval to proceed.

Bigger picture

The clubhouse at Seaford will need to be replaced at some point

The new clubhouse has catering for 120 covers so potentially has greater earnings potential.

The new clubhouse will be designed for a 60 year life.