

Briefing note for members on the future for Port Edgar Yacht Club

1 Port Edgar Yacht Club (PEYC)

PEYC is one of Scotland's most active yacht clubs, with members participating in both yacht and dinghy sailing. We have c.300 members, are based in a fully serviced marina located close to Scotland's main centres of population.

With annual subscriptions set deliberately low and with the club and members' owning a wide variety of boats, we represent an easy and interesting entry point into sailing for beginners and experts alike.

And our aim for the future? Stay healthy and active and develop where we can.

2 On the water.

Sailing is our primary focus, yachts and dinghies, but we're pleased to welcome all comers.

Also, there are yachts in the marina who are not yet members of PEYC and we'd like them to be. We have an active dinghy fleet. Our aim is to make Port Edgar more attractive to dinghy sailing through berthing provision and closer working with Port Edgar Watersports.

Looking beyond our own membership and activities, we're keen to work with our neighbours on and around the Forth, other sailing clubs, Fife Sailability, Queensferry Boating Club

3 Ashore

Ashore, our clubhouse is a revered and elderly wooden wartime building.

We are close to securing a long term lease with Edinburgh Council.

4 Issues and options

A Project team - made up of members who have professional expertise have taken on board the issues and come up with a range of possibilities.

We now need all our members to engage in this process and make their views known ... helping us set a direction of travel and giving us feedback as to what they would (and wouldn't!) support.

4.1 Is doing nothing an option?

Doing nothing about the land lease leaves us exposed. We could be given one month's notice to vacate the plot if our landlord sees a better development opportunity

Securing the lease but doing nothing about the building is not an option. We had the building professionally surveyed last year. The Surveyor's comments (see below)

“The clubhouse is interesting in that it is essentially the same structure as a garden shed, albeit a pretty well built one, given the years that it has served the club”

“The indications of wet rot in the frame uprights may well be replicated all through the building”

The Surveyors prediction was correct, there are significant areas of rot.

Doing nothing with the clubhouse is not risk free and does nothing to move us onwards and upwards as a club.

4.2 What are the 'doing something' options?

Sign a new land lease. - approval to sign the new lease will be sought at the 5th June EGM. □

We have broadly agreed the terms with the Council ... such that our respective legal advisers have now been tasked with creating a formal agreement for approval and sign off.

Key points :- 82 years.- security of tenure

- footprint includes additional land at rear, which approximately trebles the area of our site,
- land at rear comprises the 'bungalow' and 'bunker' sites
- rent will be £2.5k pa (with 5 yearly CPI increase, max 10%)
- extra space will allow us to offer dinghy parking for members,
- legal costs c £5k



Build a new clubhouse.

This would have a major impact on so many things. We'd have a year round warm and welcoming home. With facilities and standards we don't presently enjoy.

From the many possibilities, the project team have distilled three options.

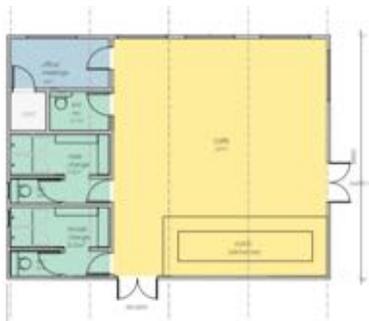
Option A

Spend £400k, to deliver a building slightly larger than the existing clubhouse (213 m2 plays 175). This would give us a clubroom/bar, cafe, toilets/cloakroom, changing facilities and a classroom.



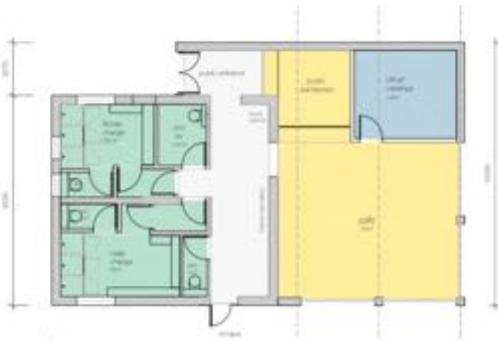
Option B

Spend £300k on a building smaller than the current clubhouse (121 m2 plays 175). This would give us some changing facilities/toilets/cloakroom and a small members' lounge/kitchenette.



Option C

Spend £350k on restoring/convertng the bungalow, with an extension on the end to create a club lounge. (140 M2)



If after, say, two attempts, we haven't been successful in securing a grant, the bungalow work can begin as a members' project (if that's what we're prepared to do). With our efforts and funds to buy in skilled work, the project is do-able

Each of these would allow the existing clubhouse to be demolished to provide dinghy parking

In summary each of these options requires raising significant sums of money.

To attract sufficient grants we'll probably need to be more active in the matter of training and involving the local community in water sports.

Ultimately the amount of funds we have available will dictate the building size.

5 Funding;

Existing club funds □ At the low point of our annual financial cycle, the club has c. £150,000 in the bank. We could safely put £120,000 into the clubhouse project.

Grants While there are several potential sources of small grants, the only body offering large grants is Sportscotland. They provide grants up to £100k competition for them is fierce. We may need to change what the club does to make our project more attractive.

Fundraising from members □ We can use Gift Aid to get donations grossed up for tax. We can use raffles and lotteries such as the 100 club but these do not qualify for Gift Aid. □ □

Debentures □ We can 'sell' debentures which could either pay a low interest rate or none. If these raised a lot of money repayable over 20 years to make the repayment affordable. □ □

Commercial mortgage □ These are expensive. To be avoided if possible. □ □

Share the building and costs □ A commercial cafe and Port Edgar Watersports are possibilities. They'd have to be interested, plus they'd have their needs, There is also a significant risk that an unforeseen change of heart/pull out by our co-venturer would leave us exposed financially
In summary, we will consider all funding options in developing the project, with the last two above perhaps being the least attractive. □ □

6 Getting feedback from members.

The process for feedback and questions from members has several strands.

- questions and comments at the two evening meetings.
- Emails to the committee with your suggestions or concerns (peycwelcome@gmail.com)
- A short, online Survey, with specific questions relating to the funding of a new clubhouse.
- questions and comments at the EGM