



# BABBACOMBE CORINTHIAN SAILING CLUB NEWSLETTER DECEMBER 2022



Welcome to our latest Newsletter and a special welcome to everyone who has joined us over the last few months. This Newsletter started as a post AGM update in late October, then to a Regen one, and is now a Happy Christmas one as well!

So, to start can I, on behalf of myself and the Club Officers, wish you all a very Merry Christmas and Happy New Year.

Following the AGM I'd like to introduce our new General Committee, which has some new names (as well as some familiar ones!):

President - Neil Spacagna

Commodore - Adrian Mark

Vice Commodore - Neil Mander

Rear Commodore - **Vacant**

Past Commodore - Dave Homer

Treasurer - Lyn Mark

Secretary **Vacant**

GC Members - Marguerite Aspinall (and Membership Sect), Nicki Spalding, Rob Robinson, Peter Pfeiffer, Lizzie Bull, Chris Martin, Jane Harrington and Tom Warburton (see below).

Shelly Jamous was hoping to continue on GC but has been unable to so I am able to confirm Tom Warburton has joined GC.

If anyone is interested in the Rear Commodore or Secretary positions to help run the Club, please do get in touch.

## Beach Club House Regen

Since the last Newsletter you will know we selected a Contractor for the Regen work, and they started as planned at the beginning of October. That was only after a great deal of work by some of us, all marshalled by Neil Mander. We managed to get the Beach Clubhouse and Boat Park cleared etc. of everything. So, my thanks to everyone who helped and to those of you who now have "stuff" on your driveways, in your gardens, garages, basements, attics or wherever!

For those of you who have been down to Oddicombe or seen some of the photos on Facebook the work has been progressing. Rather than clog up everyone's emails with loads of pictures we will be putting these on to the website soon and displaying them at the Top Club House.

To recap the old internal walls, floors, stairs, roof and front wall have all gone.



We now have some of the new ground floor walls and a new concrete ring beam in place, this was followed by the steel framework which finished going in on Monday (19<sup>th</sup>).



With the steels in and the scaffolding finished the front is also now protected from the elements with sheeting and we've been able to have Building Control back to ok the latest work which they did yesterday (22<sup>nd</sup>). We are now starting to put the wooden framework in for the first floor and we are expecting the roof trusses by mid-January.

Well, that's the good news, the bad news is that the steps have been delayed until January. This was due to the sub-zero temperatures which sadly stopped the concrete from setting! So, the factory is having to remake them just after New Year and they will be shipped down as soon as they are completed.

The saga of the water meter continues. So, question - how many organisations does it take to move a water meter? The answer so far is three, the problem from our end is that I don't think they actually 'talk' to each other, just email between themselves. I was probably being optimistic when, three months after we requested the move (a bureaucratic nightmare in itself) we finally got a date from Kier (operating under an outsourced South West Water badge) to move the meter. Well, the engineer turned up on time last Wednesday (21<sup>st</sup>) and did move the meter but then politely said "oh I can't remove the old one as I'm not able to dig and cut the (water pipe) you need a different team for that". So, we currently have two meters and cannot lay the footings and build the final part of the new wall! I'm working closely with the builder to work around these obstacles so it's not stopping him working but we are juggling things.

The last "problem" we've been trying to sort is what to do with the surface (i.e. rain) water runoff. We wanted to link to the existing drain the old clubhouse used but Torbay Planning said you must have a soak away, which we were ready to do. However, Building Control on their first visit said no that's not suitable it would be too close to the cliff, buildings and the road. So, the planners want us to model the runoff for the 1 in 100 year deluge (plus 40%) but to do that the Council need to tell me the size of the beach drain and its outflow which they've not done yet!

Other than that, it's all going swimmingly!

A vital aspect of this project has been the funding. In the early part of the year, we felt we needed a minimum £230,000 to be able to get anywhere near being able to start the work. We already had £150,000 in the bank and through the 'Crowdfunder' you helped, with our Sponsors, raise £11,000, which then meant Sport England also pledged £10,000 in recognition of our efforts.

That wasn't the end of their involvement as having been impressed (I think!) by your efforts and all the work (Lyn et al) had put in they took a further look at our project and agreed to provide an additional grant of £60,000.

That isn't the end of the fundraising, sorry. We have continued to look for opportunities and we

were successful in obtaining one of £500 from Fosters Fund a short while ago. In addition our First Aid Instructor held a course for us and donated her fee to the reGen.

We are keeping a close eye on the costs and with the cost of some items increasing, ideally we'd like some more money "in the bank" so we intend to continue with our efforts. So, if you've got any ideas or can help, please let me know.

## Top Club House

Thank you to everyone who has supported all the events etc over the last few months and it has been great to see the Club full at some of these.

So don't miss the chance for a visit over Christmas and New Year especially Christmas Eve (Torbay Brass Band and Mince Pies) and New Years Eve (Cocktails).

Unfortunately, we had to cancel the Christmas Draw this week and have rescheduled this to New Years Eve so there's two reasons to come in that night now!

After that in January, we've got the latest Fisherman's Friends Film (with some live Sea Shanty's afterwards), our Prize Giving evening and the ever-popular Burn's Night.

Lastly, as ever a big thank you to all our volunteers, we couldn't run the Club without you.

That's it from me so once again have a Merry Christmas and Happy New Year.

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