



BABBACOMBE CORINTHIAN SAILING CLUB NEWSLETTER APRIL 2023



It has taken me a few goes to write this latest Newsletter, somehow Regen matters keep getting in the way again!

Firstly, welcome to our new members and thank you to everyone else for renewing.

The build, for our new Club House, is progressing however, it's safe to say not as speedily as we all hoped it would. It's like many building projects but at least we can now see our way to the end, albeit in stages (see below).

Even over the last few weeks the weather has continued to disrupt us and whilst the team are not idle it does stop them undertaking some of the more urgent and critical outside jobs. One plus to come out of the bad weather was that the heavy rain and strong winds did highlight a potential design issue with the "join" between the tiled and flat roof. So that's been fixed over a couple of days and the roof work is almost complete with just the ridge tiles to go.

Work on the steps was also started and now they are complete the "step" wall is being erected so we can then roof the steps, so they are fully enclosed as is necessary by the Fire Regs etc. (before you ask why!).

Some of you may have seen that we started the external cladding a couple of weeks ago and this should be nearing completion soon, the last bit needs to dovetail with the stair roof work mentioned above. The soffits and gutters are also being fitted as each area of the cladding is completed.

The first floor has all been plastered now and along with the builders some of us have been painting the ceilings and walls. We have taken delivery of, and fitted, the bi-fold doors for the first floor, I'm told lifting them up into place was fairly easy and straight forward and they didn't even need my help! We've also made a start on fitting out the galley this week and expect to start on the boat store doors next week. Then for mid-May we've scheduled in the fitters for the floor covering, on the first floor. This is followed by the skirting and finishes with the internal doors (more decorating then!).

We will be making a start on completing the internal plumbing and electrical work as well as fire boarding the boat store in the next couple of weeks, which even then will still need a deal of work to finish it completely.

That's the good news now the bad. Unfortunately, we have encountered a significant issue in that the size of the excavation for the water treatment plant is such that we would probably need to dig up most of the north boat park. So, we've called in a drainage and groundworks company who we met week or so ago and we are now waiting for some options (and costs) from them. The size of the job and cost will need to be looked at carefully so we can ensure it doesn't disrupt us too much once we get sailing or exceeds our budgets.

Sadly, this may mean that unless this is a quick and easy job (and I don't believe it is) we will open but have to continue to operate without our own showers and WCs whilst this is resolved. For those of you who remember a couple of years back we managed during Covid without these so if we can all rally round we can do so again.

We are proceeding to excavate and create the soak-away (for the rainwater run off) in the South Boat Park and this will be undertaken in mid-May, after which we will be able to clear the site of excess rubble and materials and start to put the racking back up (south park first) so we can start to invite our kayakers back to the beach.

We also need to finish the overhang area (the steel uprights and "ceiling") and re-install the fencing as well as a few other jobs. So along with the water treatment plant situation it means we will have to make a return to sailing in a phased manner.

Despite all the work still to be completed we are planning to get back into parts of the boat parks so we can start with some safety boat refresher courses as these are an essential precursor to any club sailing. On current plans the first safety boat refresher session on the beach is set for 13th May. As noted above, even then the builders will still be working in the area and finishing off the soak away, as well as the boat store and the overhang so it will still not be ideal for quite a few weeks.

We are also planning to restart our Sunday and Tuesday sessions but must be mindful, work is still going on and we will not have all the boat park space for all the dinghies when we first venture back. We may limit numbers by asking you to book your dinghy slot on Dutyman on a first come first served basis.

Apologies for repeating this but with all the work going on internally and externally there will not be any access to the first floor until further notice and we will have to manage access to the boat store carefully. So, when you are involved in a session, please follow any guidance etc. from the session leads or myself, so we can keep you safe as we get back on to the water.

I realise that all this requires your continued patience, especially those of you who are storing craft and equipment at home and elsewhere and those of you (dinghy and kayak owners) who park with us and want to get back on the water, as we all do.

We are working as fast as we can, however, I have to be certain, with the builder, that it's safe for us all to return. Even with a phased return we've got to get this right to allow us to operate properly.

As described above you should see some big steps forward in the next two to three weeks including the removal of much of the scaffolding. Although we are leaving the rear section in place for the time being.

This may all sound disappointing and even frustrating but when I first got actively involved with BCSC back in 2015 the club had been waiting 30 odd years and already gone through numerous plans and schemes. We are getting there so please continue to work with us so we can enjoy the sailing season as we get back on Oddicombe.

Since the end of the CrowdFunder campaign last year when Club members and friends and relatives raised over £11,000 you have continued to support us with your donations, attendance at our food events and recently, Brenda Hooton's talk. To date this has raised another £4000 for which all of us involved in the Regen project are extremely grateful.

As ever if you have any comments, please let me have these and as I have had to say before, please do not complain to the builders if you see them when you and / or your family are down there. Some people have previously, and it's happened again. It's especially disappointing when you do not know the full picture or maybe appreciate the various regulations and specifications we and the builders have to meet, plus the weather! They have worked as hard and as best they can to meet the various challenges, all the while mindful that we need to contain our costs to avoid huge overspends which the club can ill afford.

Finally, please remember it is still a building site and until we advise you, please do not try to enter. Can I

please ask all parents to make sure our juniors understand as well. I don't want us to have to consider curtailing our start to the sailing season, but we will do so if necessary.

Please watch out for further news in our BCSC Weekly Update, on the website and our Facebook page.

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