



Weir Quay Community Watersports Hub Club Newsletter - October 2017

**This newsletter is an update on Hub Club progress made since the last update in May.
The Focus being to Build the boat shed and get the Gig Club on site.**

Boat House: In May, the exact details of how to build the boat house were still under development. To gain approval of the extension to accommodate the Gig Club rowing machines, there was a risk that an extensive planning process may have to be endured. Fortunately, as the Planning Authority only required a planning variation, this could be turned around relatively quickly. Following rapid preparation of drawings (again thanks to Chris Dill for his multiple variations on the theme) planning approval for the extension has now all but been granted. The one hurdle in the way is the construction of a low-level fence along the length of the old outer dinghy park, to exclude boats from the Mt Edgcumbe land. The construction of this fence is one of the conditions placed when planning permission was granted and must be completed before the planning variation can be granted. There are only some 20 posts to put into the ground with a capping rail, the materials are on order, the boundary has been marked out and a small work party has been arranged.

To maintain necessary distances from the pylon and the septic tank, yet still build an extension in the direction of both, the entire boat shed will be moved from the original position back into the hillside by some 2 metres or so. As the shed will be built partly into the bank, a range of technical concerns with wall loading and damp proofing are raised, John Harris has been busy resolving these concerns whilst also engaging with the steel suppliers, the constructing company, the excavators and concrete suppliers. There has been some very beneficial advice provided from the experienced construction firms which has led to minor alterations to the proposed design and yielded some appreciable cost savings. We now know what we are going to do and how we are going to do it. Copy plans attached.

We are only awaiting final quotations for costs and construction of the fence before the go button is pressed. **That could be next week!** Everything is looking positive to have the building erected this year and completed by spring 2018 – six months away.

VAT: A minefield. There has been extensive (sometimes heated) discussion regarding VAT around the regulations (many and various) and how to act in the best interests of the clubs for both the short and long term. Since May, there has been some major success. Not only has the HC recovered the £11,000 VAT due for recent purchases, HMRC agreed to back date

our registration and have refunded the additional £12,000 that was paid out from 2013. On occasions, you really do believe the tax man does have a heart!

There has been much review of VAT legislation by HC board directors (specifically by Jim Barnes and Doug Hinge) and extensive consultation by Tricia Stewart with our accountants Francis Clark to establish what the HC needed to do to safeguard the HC position with regards to VAT. It is now believed that the position is secure and that all necessary forms, applications, and processes have been completed. Therefore, although a small risk remains, there is confidence that VAT man will not attempt to recover the £23,000 returned this summer. In any case, the board has ring-fenced the VAT re-fund, until we are certain that HMRC will not be changing their minds on the subject!

Finances: An opportunistic submission by Graham Reed resulted in National Grid donating £20,000 towards construction of the boat shed. Additional donations from DCC Locality Grant of (£3,560), Coop Community Grant of (£950), WDDC (£5000), Local Giving donations from members of both clubs (over £1000), rent paid in arrears by the Sailing Club (£3,300), gift Aid (nearly £1,000) and by further funds raised by the Sailing Club from the Eddystone Challenge (over £3000) have swelled the coffers. Even by putting the £23,000 of money recovered from the VAT to one side for 6 months or so, there is over £35,000 available now to spend on boat shed construction.

Total cost of boat shed construction (this does not include any toilets or showers) is expected to be in the region of £48,000. There are currently sufficient funds held by the HC to build the boat shed and still have some left over, once the position with HMRC is certain.

Hub Club / Resident Club Arrangements: As the focus of effort has been on the VAT position and securing finance, the memorandum of understanding outlining the responsibilities of the resident clubs and the responsibilities of the Hub Club has been in development, Tricia Stewart have been drawing up the draft MoU and Business Plan with Becky Masters working to develop the site agreement. There are still some areas that need resolving such as whether the clubs will be operating on a 'Licence' or under terms of a lease but as pressure on the HC directors to clarify the VAT positions has now relaxed, there is expected to be some more positive progress on this matter over the next few months.

Directors. The board of directors is currently:

TTGC	Tricia Stewart (Chair)	TTGC	Chris Dill
WQSC	Graham Reed (Secretary)	WQSC	Jim Barnes
WQSC	John Harris	WQSC	Doug Hinge
TTGC	Becky Masters	TTGC	Robin Musgrave who was appointed by a resolution of the directors on 24 October.