



**Weir Quay Community Watersports Hub Club  
Newsletter - January 2018  
Update on Hub Club progress since October.**

**The focus is to build the boat shed and get the Gig Club on site.**

**The build of the boat shed is about to start.**

During the past few months, a small work party erected the low-level fence along the length of the old outer dinghy park and thereby removed the final planning obstacle, the layout of changing rooms and internal arrangements of the boatshed have been developed, detailed technical drawings have been produced, fixed prices and a schedule have been agreed with the suppliers and the site has been cleared ready for work, namely:

- 27 Jan - site preparation (ground work);
- 3 Feb - dig foundations;
- 5 and 6 Feb - pour concrete foundations;
- 15 Feb - boat shed components delivered to site;
- 9 Mar - erection complete.

Provided there are no major delays, it is expected that by mid March there will be a boat shed ready for occupation. Although the internal partitions, plumbing, lighting etc will still need installation and the septic tank will need a pump fitting, the completed construction of the boat shed is a major milestone that enables the Gig Club to move onto site.

**VAT:** There is now confidence that the position regarding VAT is secure and that issues and risks are understood. This confidence allows the funds previously held in reserve against VAT charges to be released and put towards the build and fit out of the boat shed.

**Finances:** The HC has approximately £60,000 available to spend (including loans to the HC of £6,000). The construction of the boat shed will cost £57, 637(inc VAT). As VAT will be recovered, the net cost will be ~£48,030 which therefore leaves some £12,000 available to cover insurance, rates, service charges and fit out of the building.

**Hub Club / Resident Club Arrangements:** Despite focus having been on the VAT position, work has continued on developing the MoU. Supplementary and focused effort is also being applied to drawing up workable rental agreements for the resident clubs and completing the necessary risk assessments.

Sadly, Doug Hinge has stood down as a HC Director and a vacancy now exists on the Board. A member of WQSC is sought as a replacement Director as is a volunteer to manage content of the HC website. Thanks to Doug for his invaluable contribution.

