



Five-Year Development Plan Membership Consultation Paper



Stewartby Water Sports Club is a non-profit organisation Limited by Guarantee that promotes the peaceful enjoyment of the water sports of Angling, Power Boat Racing, Sailing and Water Skiing

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INTRODUCTION AND CONTEXT

This document is an initial draft for a five-year development plan intended by SWSC Management to give a focus for development. This document will form the basis for a period of consultation and research to be undertaken with the membership and our landlords Marston Vale Trust (MVT), resulting in a long term vision for our club agreed by all, and a clear route map for achieving it.

It is intended that this document should build upon, and compliment work already undertaken by individual sections. It therefore focuses upon tenants' improvements, the development of infrastructure and facilities to ensure compliance with the latest regulations and standards rather than individual sporting disciplines.

VISION STATEMENT

To create a water sports facility that has a broad and inclusive programme of water sports events as its core focus.

Part of that vision is to ensure that we have a forward thinking, progressive club where all members of the community including disabled, special needs, ethnic minorities etc., can participate equally in the sport at all levels, as players, officials, coaches, administrators, volunteers and decision makers.

We wish to be fully aware and recognise the value of a fully integrated and inclusive sports club and be understanding of all issues and their impact upon sport, and establish a sporting environment where cultural diversity is recognised and celebrated.

We recognise our duty of care to our membership and guests and we aim to provide a safe and secure environment for all to enjoy.

We understand the importance of the local community and wish to play a vital role within this community.

With future Commercial Development and housing planned we would like to become a Centre of excellence where people within the local area can get back into sport. We aim to achieve this with the support of established and proposed local businesses, enabling us to be prominent and pro-active and at the heart of the local community.

We will work towards the further development of an innovative training programme, which will include child, youth and family groups. This is something that we have established over a number of years and are recognised for the current facilities that we have and can offer. With further investment and support we will take this forward and expand the levels of training that we can offer.

We plan for the above to increase the membership and participation within the club and also;

- Reducing the impact of local developments on the club
- Creation of sustainable opportunities for competition at county, regional, national and world level
- To manage the Club in a way that is sympathetic to, and where possible enhances the wider ecological environment
- Reduction of our carbon footprint

FUNDING

Proposals have been presented with preliminary budgets these will be subject to change as we move forward with this process. However, to afford to undertake the work as described, major funding and investment will be required. We shall therefore be looking into a number different ways to finance our plans, be they Development Grants or other funding streams.

TIMESCALES

At this stage, no firm timetable has been set, as it is crucial that all interested parties have the opportunity to have input into the planning process. Detailed discussions will need to be undertaken with our landlord MVT about the proposals and work could only commence after these have been satisfactorily completed, the relevant planning permissions sought and funding put into place.

DEVELOPMENT PROPOSALS

SITE INFRA-STRUCTURE

	Budget (£)	Objective
<p>New Clubhouse provision of</p> <ul style="list-style-type: none">• Changing facilities & showers• Offices and meeting rooms• Galley / restaurant• Raised Viewing Terrace• Patio & BBQ Points• Bar and Cellar / stock room• Disabled facilities & access• Utility connections• Wet suit drying area• Secure bag storage• Junior clubroom	<p>Option 1 Replacing Existing building with extensions to be added on in the future</p> <p>£400,000.00</p> <p>Option 2 New replacement building incorporating all items as detailed and preparing for our future needs</p> <p>£600,000.00</p>	<p>To build an eco friendly, iconic building that blends with the environment, whilst providing a central focal point for club activities off the water.</p> <p>To improve our carbon footprint through latest technologies and adherence to the latest building regulations and standards</p> <p>To provide suitable facilities for all sections of the club, plus additions including office equipment, large screen TV, music system, Wi Fi, lounge sofas, games machines.</p>
<p>Ski Annexe re-site</p>	<p>£68,000.00</p>	<p>To provide a safety observation point for the ski section that will be better situated by being further from Green Lane thus reducing the noise impact of passing traffic and any future increase in Lorry movement.</p>

Car Park re-site	<p>Option 1 Repair and make good existing car park £10,000.00</p> <p>Option 2 To construct a new car park in line with a proposed new clubhouse £39,600.00</p>	To move the current car park facilities to be in line with the new club house and re-landscape existing area where required
Upgrade and re-site camping facilities <ul style="list-style-type: none"> Removal and repositioning of electric hook ups Water supply stand pipes Provision of washing up facilities Pitch Preparation 	<p>£10,000.00</p> <p>£2,500.00</p> <p>£1,500.00</p> <p>£4,500.00</p>	To provide a camping area further away from the proposed access road development
Boat workshop, training and storage areas <ul style="list-style-type: none"> Enhanced safety boat storage 	£45,000.00	To provide facilities to undertake training incorporating working on boats and engines in a safe and secure environment

SECURITY

	Budget (£)	Objective
Updated alarm systems	£5,000.00	To provide a safe and secure environment for members and ensure the security of the clubhouse
CCTV / Web Cam	£2,800.00	To provide a visual link to the club when not on site decreasing the likelihood of unauthorised water usage and the safety issues surrounding this
Updated road lighting	£3,500.00	Low energy road lighting implementation in line with our carbon footprint reduction vision

WATER SIDE STRUCTURES

	Budget (£)	Objective
Slipway repair and extension	£48,000.00	To provide a launch facility along the shore line that allows for the safe launch and recovery of all boat types by club members whatever their personal limitations may be.
Jetty review and upgrade	£30,000.00	To continue to upgrade the old jetties with new floating jetties more suited to sports activity

ENVIROMENTAL

	Budget (£)	Objective
Hedge & Tree planting	£4,000.00	To improve the bio diversity on the site with sympathetic planting programmes which provide suitable habitats for and encourage wildlife. Improving the outlook from the site and helping to shield it from noise and light pollution.
Weather Station	£1,800.00	To provide club members with accurate information about conditions on the water so they can take any necessary precautions
Bio-Digester /Klargester	£10,000.00	To reduce the waste produced by the club
Solar Panels	£8,000.00 Recoverable over time	Production of environmentally friendly power to reduce the carbon footprint of the club
Heat pump system for hot water	£6,800.00	To reduce the carbon footprint of the club
Dirty water system to collect rain & sink water for toilet flushing	£3,890.00	To reduce the carbon footprint of the club

TRAINING

	Budget (£)	Objective
Provision of a wet classroom with <ul style="list-style-type: none"> • TV /DVD • Video playback • Overhead projector • Computer • Whiteboards • MFD • Discipline specific teaching aids • Storage facilities • Increase and update the training fleet 	Can be included in option 2 of clubhouse, but as a standalone 'wet classroom' £20,000.00	To provide a wet classroom that can be used by all disciplines in the training of water sports. For use in training existing and potential club members as well as specific youth training through

MEMBERSHIP DEVELOPMENT & RETENTION

	Budget (£)	Objective
Development & implementation of an integrated marketing strategy which will include advertising and further promoting the club	£5,000.00	To provide a branded approach across all sections targeting marketing at the correct audience to achieve maximum return for our expenditure.
Recognising the training needs and sponser the volunteer base in all sections at a club level	£3,000.00	To support and recognise those grass roots members who undertake important roles in and around the club
To underline the role of the club as a social centre for its members	£3,500.00	To form a social committee to organise social events across all sections integrating members into the club culture and helping membership retention and the longer term viability of the club.

COSTING EXPLANATION

All prices have been estimated at June 2011, are for budget purposes only and are detailed as net figures exclusive of VAT. They are subject to change as and when new details and information becomes available to us.

The demolition and removal of the individual proposals has not yet been costed and this will be included at a later date.

Planning, Building control and Legal fees have again not yet been detailed, we have provisional figures and these will be added when additional information is available to us.

SUMMARY

This document is not exhaustive and nor is it intended to be; it is hoped that this document is an evolving one which will be updated to suit the current needs of the organisation and its members. Your input is key and members who wish to partake in this process should register their interest in writing with their section committees.



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