

MINUTES OF THE BRIGHTON MARINA

RESIDENTS' ASSOCIATION MEETING

HELD ON SUNDAY 8 March 2015

AT THE HOTEL SEATTLE

COMMENCING AT 10.00am

Committee Members:	Thomas Morey (Chairman), Hilary Feeney (Treasurer), Kay Wetherilt (Secretary), Keith Malcolm (Vice Chairman)
Block Representatives:	Andrew Nicholson (NC), Ruth Finch (BC), Brenda Simmons (HC), Peter Deeprise (VM Flats), Kay Wetherilt (WC), David McEvoy (ColC), Peter Brice (VM Houses), Pierre Byard (Oct - VSq), Keith Malcolm (TG), John Venton (CopC), Rosie Wright (SovC), Philippa Levinson (MC)
Attendees:	Tom & Ros Morey (MC), Brenda Simmons (HC), Rosie Wright (SovC), John Venton (CopC), Peter Brice (VM Houses), Gillian Castle (NC), Edna Carr (MC), Keith Malcolm (TG), John Cowen (BC), Paul Bryon (WC), Margaret Lane (MC), Andy Nicholson (NC), Ruth Finch (BC), Peter Deeprise (VM Flats), Sue Grant (VM), Roger & Ann Back (SovC), Nick Jaye (ColC), Sarah Wickens (VM), Kay Wetherilt (WC), Hilda Phelps (Portside), Philippa Levinson (MC), Maureen Donnelly (Portside), Colin Tribe (BMCo)
Guest Attendees:	Councillor Mary Mears, Councillor David Smith
c.c	John Davey, Andrew Knight, Andrew Goodall, Daniel Heckford, Cllr. Mary Mears, Cllr. David Smith

1. Apologies

Hillary Feeney, Greg & Barbara Parish, Peter Smith and Gwyneth Bowman sent their apologies.

John Davey was unwell and we are grateful to Colin Tribe for attending in his place.

We are also grateful to Councillors Mary Mears and David Smith for giving up their time to attend the meeting as our invited guests.

2. Approval of Minutes from previous meetings

The minutes of the meeting held on Sunday 18 January 2015, copies of which had already been circulated, were approved.

3. Matters Arising

4.1 Speeding in the Marina

Colin Tribe reported that he has ordered a pocket radar gun that should be delivered in the week. His aim is to use it to collect data through spot checks around the site, analyse the results and discuss them with a working group to be set up for this issue. Andy Nicholson said he thought the Strand Road and

the road around McDonalds were particularly bad for speeding vehicles. Colin said he had covertly joined a Facebook group that arranged car races in the area which had enabled the security team to prevent several races in the Marina before they started.

4.2 Rubbish and appearance of various areas

Andy Nicholson raised a point concerning a large amount discarded items having been dumped in the Asda goods-in area and that it was visible from the undercliff walk. The poor appearance of the construction storage area at Black Rock was also raised. Colin Tribe said that Andrew Knight was arranging new hoardings in the area and they should help improve the appearance.

4.3 Block Representatives

Philippa Levinson volunteered to represent Merton Court and was voted in unanimously. There is still a vacancy for St Vincent's Court.

4.4 Inspection tours

Peter Deeprise had joined Ben Tribe on his routine Victory Mews inspection and reported that grass was being removed from some gutters in VM, parking spaces were to be jet washed and Asda trolleys removed.

On the subject of parking spaces, John Venton said that he had joined Ben on his inspection of Collingwood Court and they had noticed that the numbering on the parking spaces did not match the plans.

Philippa Levinson raised the issue of a large number of apparently discarded bicycles in Merton Court, some of which hadn't had notices attached and were causing a problem. Colin Tribe said that notices were placed at the patrolling security officer's discretion and this matter would be attended to.

Any block reps not yet joining Ben on his property inspections are encouraged to contact Ben at ben@brighton-marina.co.uk to make arrangements.

4. Correspondence

Tom Morey reported that he had an enquiry from Brighton & Hove Adult Social Care about the installation of a key safe for a Britannia Court resident and he had provided details for them to contact the Estates Office.

5. Sub Group Reports

5.1 Estates

The latest quarterly Estates meeting took place on 21 January and was attended by Tom Morey, Keith Malcolm and Brenda Simmons on behalf of the BMRA.

Matters of possible interest to residents not covered elsewhere in these minutes were as follows:

Security Officer Adrian Cosham's retirement

Colin Tribe told the group that Adrian was retiring from the Marina after 31 years' service. Tom Morey reported to the Sunday morning meeting that a contribution of £50 to his retirement gift (a trip to Anfield) had been made on behalf of the residents out of BMRA funds.

Commercial lettings

Jimmy's World Kitchen, the latest Marina restaurant, has opened with great success.

A cycle shop has opened in the Village Square and discussions with a private GP to set up a surgery in the Marina are ongoing (NB this is concerning an existing unit and is unconnected to the proposed surgery in the new development.)

Sussex Yachts have vacated their unit.

Learning Adventure Centre

The 'pop up' school in the old Emperor of China unit operated by the Fonthill Foundation in the Waterfront building is to close at the end of the current school year and has proved to be very successful.

5.2 Maintenance

Andy Nicholson reported that the maintenance group had met on Friday 6 March.

All electric gates are being progressively upgraded with new safety features to prevent possible injuries. NC, MC and TG are next to be upgraded. The issue of the long delay in the repair of the gates at Victory Mews was raised by Peter Brice (VM houses) on Sunday, Andy said that the contractor would not repair them until the new safety features were installed but he would establish when this would be and let Peter know.

The paint on pedestrian gates is generally wearing more quickly than elsewhere and would be touched up as required.

Sovereign Court and Victory Mews external re-decoration is due to commence on 13 April.

Moth and silverfish infestations have occurred in the carpets of most residential blocks and Ben Tribe is to investigate professional treatment for the problem.

Ben is to look into the feasibility of installing notice boards to those blocks that don't have them.

Andrew Knight has had an approach from the Car Club (short-term vehicle hire) to return to the Marina.

5.3 Finance

There had been no further meetings of the Finance Group to report. The next meeting, to compare the 2014 actual figures with the budget figures is to be arranged with John Davey when the figures are available. Mike Squires has circulated a report and suggestions to the Finance Group members with suggestions to save money on the breakwater repairs, and also raised a question about the auditor's fees. Tom Morey confirmed these would be discussed with John Davey at the next meeting.

10.4 Gardening

Tom Morey reported that he attended the latest gardening sub group meeting with Gwyneth Bowman. John Dennington was unavailable for this meeting.

The North wall daffodils were looking good, though some had been damaged, apparently deliberately.

The late flowering daffodils are coming through now.

The earth will be prepared prior to summer planting.

The oaks at the Victory Mews entrance have been successfully trimmed.

A seasonal assistant to Simon has been employed, this may become a permanent job.

Trafalgar Gate will be getting spring bulbs.

Tom reported that overall the gardens in the Marina were in an excellent state.

Brenda Simmons had discussed the large Hamilton Court gardens with the gardeners, John Venton said he thought the Copenhagen Court beds could benefit from some more attention, Tom will raise this at the next meeting on 15 April.

10.5 Security

Colin Tribe gave a briefing on the Marina security activities.

The overall figures for 2014 were very positive. There was a reduction in crime related incidents but an increase in arrests.

Vehicular crime in the Marina is almost non-existent apart from occasional criminal damage.

Burglary is also almost non-existent in residential dwellings, though there is occasional theft from boats.

There were 152 incidents involving Security in January, only 11 were crime related and 2 arrests.

There were 170 incidents in February, 20 were crime related with 14 incidents of people gaining access to boats and causing criminal damage.

2 young men jumped from the cliff above Asda, another at Ovingdean, unfortunately all 3 died.

Overall there was no crime in the residential areas apart from one stolen bicycle.

6. Outer harbour planning and development update

The current phase of the development is understood to be on schedule. Planning permission to extend the lower level facades to the perimeter of the buildings has been applied for.

The developers have appointed GRE as sole agents for marketing of the new apartments. It is also anticipated that GRE will buy some of the apartments to retain for private rental.

The next phase of the development is not expected to commence until completion of the current phase. Councillor Mary Mears said an issue concerning the planning permission already granted for Phase 2, the tower at the west of the Marina, would be heard in court, it involved the 'deviation line' of the development in respect of the Marina title deeds and tide levels.

7. Neighbourhood Planning Forum

The Neighbourhood Planning Forum application was submitted to the council but at a meeting on 15 January the decision was deferred for the councillors to obtain further information. Councillor Mary Mears explained the reasons. It transpired that a consultation had taken place in October and November 2014 but only 16 people had responded, apparently only 1 was a Marina resident and none of the responses was particularly positive. This had raised concerns with the councillors as to

whether it was in fact the wish of Marina residents to have their own Neighbourhood Planning Forum.

The fact that a consultation had been opened was a surprise to all residents present at the meeting as none had been aware of it. Councillor Mears said she would contact Rebecca Fry, the officer responsible, to ascertain the facts. Post-meeting Rebecca Fry responded that:

“Twenty four site notices were put up within the Marina and the applications were advertised on the City Council website and all the Ward Councillors and people on the circulation list for the weekly update on planning applications were notified. The publicity arrangements complied with legislation. Prior to the end of the consultation period an email was sent out to a number of

respondents to the Brighton Marina policy in the City Plan.

I would therefore be grateful for any views expressed at the Residents Association’s meeting (or subsequent) on how this can be improved. I have copied this response to the Chair and Vice Chair of the Brighton Marina Residents’ Association, all Rottingdean Coastal Ward Councillors and Mr Davey on the Neighbourhood Forum because all views are welcome. I hope it can be appreciated, especially in view of the current budgetary restrictions, that the City Council is not in a position to write to every property within a neighbourhood area each time a neighbourhood planning application is submitted.”

We are fortunate that this has come to light in order to be able to make suitable representations ahead of when the application will next be considered in June or July, and also put agreed arrangements in place to prevent something similar occurring again.

8. Dog fouling in the Marina

Colin Tribe said that the recent crackdown on the issue had achieved positive results. Several people have been fined under the Marina Byelaws, and two berth holders along with their boats and dogs had been expelled from the Marina after repeated offences. A Village Square resident was caught on camera and scrutiny will continue with specific intelligence. The cleaning teams have been issued with radios to report offenders to the security team. It was also commented upon that many visitors bring their dogs into the Marina without them being on a lead.

9. Breakwater

It was discussed that the east breakwater walkways are often closed for long periods. Health and safety issues are the cause.

10. Treasurer’s report

Deferred to the next meeting.

11. Draft Marina byelaws

It is understood that the final draft should be available soon.

12. Lease extensions

They are still progressing, any residents who are concerned about delays should contact the Estates Office.

13. Harbour Users Meeting

Tom Morey and Keith Malcolm attended the annual Harbour Users meeting on 26 January. The meeting is open to invited representatives of all users of the Marina and this year was attended by the berth holders, Residents Association, Premier Marinas, the Estates Company, Ross Boar Trips, the fishermen, West Quay Development Company, Brighton & Hove Council, the Yacht Club, Land Securities and Marina Security.

Items discussed not elsewhere reported that may be of interest to residents included:

Rampion Wind Farm

This is still expected to go ahead but no start date is known at present.

Fishermans Compound

A maglock is to be installed on the gate by Premier

Review of 2014 Harbour Operation

Andrew Garland (Premier Marinas) commented that dredging is a major expenditure in the Marina. A main dredger contract is placed with ML Dredging and there is no plan to change this, however, subject to agreement with the Marine Management Organisation, Premier intend to purchase a small dredger in order to carry out works particularly under the pontoons and concourses.

Premier invested over £750,000 during 2014 in maintaining pontoon fingers and replaced about 1/3rd of these. They have also invested £200,000 in upgrading the electrical supplies on four pontoons. They have also installed additional CCTV cameras to increase security.

They had a busy summer with the normal complement of foreign and UK visiting yachts.

Looking forward to 2015, works are planned for refurbishing the northern lock gate with a 3 to 4 week shutdown during August, this will complete the major overhaul of the lock gates and seal and ram mechanisms. They are also carrying out investigative works on the concourses, trials will be carried out on the East Concourse of various systems to maintain the aging structure.

Andrew Garland commented that after some 8 years at the Marina, he is leaving for pasture new and his place will be taken by Dan Heckford who is currently the Eastbourne Marina manager. He also commented that the new floating Yacht Club is currently under construction by the fuel jetty and is due to be installed to the west of the West Concourse.

The meeting thanked Andrew for his good humoured and professional input into the successful operation of the Harbour during his time at the Marina.

Emergency Exercise

An Emergency Exercise is planned for 2015.

RNLI 2014 Report

Conrad Levy (RNLI) reported that during 2014 there were 61 call outs of the RNLI. Incidents of note included a car driving off the cliff at Roedean and a 72 foot Sun Seeker Yacht appearing in the harbour without anyone on board.

The temporary West Concourse location is working satisfactorily and Conrad thanked Premier and Security Staff for assisting in the provision of parking spaces although he commented that sometimes ranking taxi's can obstruct access. He reported that all life boat staff are now first aid trained.

Brighton Marina Yacht Club

Pete Tyler (BMYC) commented that the Brighton Marina Yacht Club is anticipating moving to the floating club currently under construction and plan a membership drive to coincide with the opening of the new club.

The new club will include a training functioning room which will be available for the use of the RNLI and others.

Sector Light

Andrew Garland said that it is intended to remove the Sector Light and the fog horns from the Marina sea entrance.

14. Any Other Business

Social events

The next BMRA quiz night will be on Tuesday 21 April in the yacht club. Anyone wishing to participate should contact Brenda Simmons at brenda@simmons1037.freeseve.co.uk or Barbara Parish at parish.home@btinternet.com. The cost will be £9/head which includes a light buffet and payment is required in advance.

The next Ladies' Lunch will be held on 30 March, and the subsequent lunch will be on 27 April.

BMRA Chairman

Tom Morey informed the meeting that he and Ros are selling their apartment to move out of the Marina as they need a house with more outdoor space for their grandson who they look after on a regular basis.

Tom will continue his duties as BMRA Chairman until their departure from the Marina, at which time Keith Malcolm will become acting chairman until the formal election of a new chairman is held. Keith will be putting his name forward for election and any full member of the BMRA is entitled to stand if they wish.

15. Date of the next meeting

The date of the next meeting will be Sunday 17 May. 2015