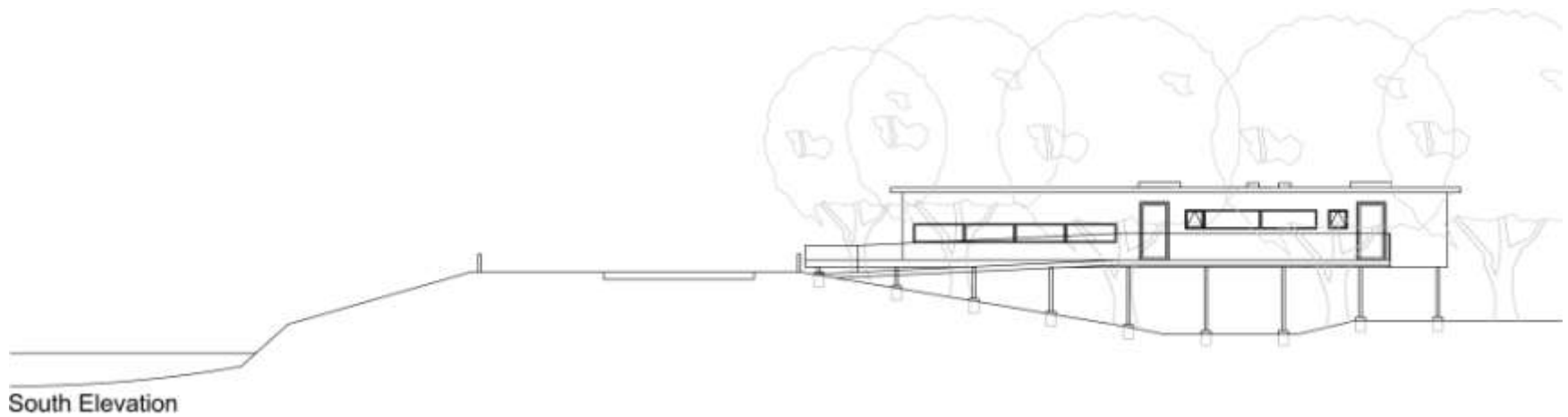


Bawdsey Quay Visitor Centre



The Site

- SCDC is prepared to give it to the Parish Council.
- If ownership of the site is not transferred to BPC it could be sold on the open market or SCDC will look at income raising opportunities
- The land is a very valuable asset, particularly given the grant of planning permission obtained by BPC
- BPC has to ensure ownership is sustainable
- In July 2013 it set up a Working Group to look at the options
- Having considered all the possible options a plan was conceived of establishing a visitor centre/café with an outdoor classroom, improved car parking and reopening of the public lavatories
- The proposed plan was adopted in principle by the PC in November 2013
- However the site does not have a mains water supply nor an effective sewage disposal system

The Plan

is to construct a building that will be

- innovative
- low impact
- multi purpose

it will provide

a café

- a visitor centre
- exhibition space
- space to be used as a community hub

An issue

The site does not have direct access to mains water nor an appropriate sewage and waste water disposal system

BPC advised SCDC that it could not take on the site without proper mains water and sewage systems.

Professional Help

- Modece Architects

(Modece are “deep green” architects and have won two national competitions and a string of regional and local awards for their work).

- J P Chick & Son, Civil Engineers

(projects they have worked on include The Shard, the Lady Chapel at Leiston Abbey and the Dean and Chapter’s development at Westminster Abbey)

- Sheils Flynn, Landscape Architects

(have won a number of awards including for Downham Market Town Centre, the Ouse Regeneration Area ,Kings Lynn and the Watermill Basin at Horncastle).

- A F Howland, Geotechnical Engineers

(who have worked on a number of successful local projects including a geo environmental investigation at the North Walsham Cottage Hospital)

The Working Group has also been greatly assisted by SCDC

Outcomes

- Planning permission for the visitor centre was obtained, valid from 26th June 2014
- A business partner was appointed in May 2014. (The business partner will run the café on very similar lines to The Boathouse Café)
- Tenders have been sought to establish the cost of
 - ✓ the provision of mains water
 - ✓ a sewage system
- ✓ piling for the foundations of the visitor centre
 - ✓ building the visitor centre

Provision of mains water and sewage system

- SCDC has agreed to fund these systems
- Anglian Water have provided a model for the scheme and quoted £166,000 to bring the water from East Gate Lodge to the site.
- Tenders have been obtained from other approved contractors in the region of £50,000

Provision of a suitable sewage system

BPC continues to examine the options

Piling

- On the advice of the Parish Council's civil engineers, A F Howland, Geotechnical Engineers, have carried out drilling on the site on two occasions to ascertain the nature of the subsoil for the foundations of the proposed building.
- As a result of their report J P Chick have devised a scheme for piles that would meet the condition of the sub soil and the weight of the building
- On behalf of BPC J P Chick carried out a tendering process for the piling
- Three suitable firms were approached and quotes obtained
- JP Chick gave reasoned advice to BPC of the most suitable and this recommendation has been accepted by BPC
- The estimated cost for 12m piles is £11,771
- We are assured that the potentially preferred contractor is able to to commence work.

Building the Visitor Centre

- Four firms were invited to tender. Two withdrew and two further firms replaced them. One other firm then withdrew.
- The quotations received all exceed the estimated budget for the building. The architect is in consultation with the contractors.

Finances to date

| Rowing Visitor Center Project | Date | Budget Paid (USD) | Phase 1 (USD) | Phase 2 (USD) | Phase 3 (USD) | Phase Out (USD) | Phase Inland (USD) |
|-----------------------------------------------|----------|----------------------|------------------|------------------|------------------|--------------------|--------------------------------------|
| Architect build Design - Phase 1/2/3 (DC) | 11/00/03 | 0,000.00 | | | | | |
| Perish Council | | | 02,000.00 | | | | |
| Coastal Trail - Locality Budget | | | 02,000.00 | | | 1,000.00 | |
| Architect - administrative | | | | | | 020.00 | |
| Travel Expenses PW | | | | | | 4,117.00 | |
| Architects Fee - Phase 1/2/3 | | | | | | | |
| Account adjustment | | | 441.00 | | | | |
| New Tiers Day Table - Inactive | 21/01/03 | | 1,022.50 | | | | |
| Coffee and Tea - Inactive | 21/01/03 | | 4,100.00 | | | | |
| Wood | 28/01/03 | | 0,100.00 | | | | |
| Club Group Donation | 04/02/03 | | 0,000.00 | | | | |
| Visitor Pavilion - material | 09/02/03 | | | | | 0,000.00 | |
| SubB Building Communications Fund | 09/02/03 | | 0,000.00 | | | | |
| Travel Expenses PW | 17/02/03 | | 0,000.00 | | | 1,100.00 | |
| Red Boats - Rowing Red Club | 23/02/03 | | | | 0,000.00 | | |
| Red Boats - Donations | 23/02/03 | | | | 0,000.00 | | |
| Chickensh - Locality Budget | 01/06/03 | | 02,000.00 | | | | |
| SCDC - Research Grant | 01/06/03 | | 04,000.00 | | | | |
| Red Boats - US and Georgia Parks | 01/06/03 | | 0,000.00 | | 0,000.00 | | |
| Home Egg Dinner | 17/06/03 | | | | | | |
| JF Clark and Partners | 20/06/03 | | | | | | 0,113.00 |
| Parvulal Church Council | 27/06/03 | | 0,000.00 | | | | |
| Red Boats | 27/06/03 | | | | 0,000.00 | | |
| Red Boats | 21/07/03 | | | | 0,000.00 | | |
| SubB Crews and Teams - Red Boats | 27/07/03 | | | | | | 044.99 |
| Rowing Fee | 28/07/03 | | 0,000.00 | | | | |
| Phase 1/2/3 - Hardware | 03/08/03 | | 0,000.00 | | | 0,000.00 | |
| Red Boats | 10/08/03 | | | | 0,000.00 | | |
| Red Boats | 10/07/03 | | | | 0,000.00 | | |
| Phase 1/2/3 - SubB Phase | 22/07/03 | | | | | 0,000.00 | |
| Travel Expenses PW | 28/07/03 | | | | | 0,000.00 | |
| Red Boats | 03/08/03 | | | | 0,000.00 | | |
| VET volunteer | 13/08/03 | | 01,700.00 | | | | |
| JF Clark and Partners | 15/09/03 | | | | | 01,700.00 | |
| JF Clark and Partners | 15/09/03 | | | | | 0,000.00 | |
| Red Boats | 17/09/03 | | | | 0,000.00 | | |
| SCDC position - Inactive - (to be approved) | 26/09/03 | | | | 01,000.00 | | |
| Red Boats | 01/10/03 | | | | 0,000.00 | | |
| Rowing PAH System | 09/10/03 | | 0,000.00 | | | | |
| Garage Sale | 09/10/03 | | 0,200.00 | | | | |
| JF Clark and Partners | | | 0,000.00 | | | 0,000.00 | |
| Paper Web Talk | 03/11/03 | | 0,000.00 | | | | |
| Hardware | 10/11/03 | | | | | 01,700.00 | |
| SubB Club Inflation | 21/12/03 | | | | | 0,000.00 | |
| JF Clark and Partners | 00/12/03 | | | | | 0,000.00 | |
| JF Clark and Partners | 00/11/04 | | | | | 01,114.70 | |
| SCDC Planning | 00/11/04 | | | | | 0,000.00 | |
| SCDC Capital Grant (original use only) | | | | | | 15,000.00 | |
| SCDC Inland - (to be approved) | | | | | | 0,000.00 | |
| | | | | | | | Balance in account |
| | | 02,000.00 | 023,440.00 | 0,000.00 | 01,000.00 | 016,105.99 | 014,000.00 |
| | | | | | | | Total monies received project |
| | | | | | | | 014,000.00 |

Estimated capital costs

| | |
|------------------------|------------|
| • Water | £ 50,000 |
| • Sewage | £ 70,000 |
| • Visitor centre build | £120,000 + |
| Estimated total | £240,000 |

Capital funding

| | | |
|-----------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| • Suffolk Coastal District Council | £180,000 | secured |
| (for supply of mains water to site and a sewage system. Any surplus may be put towards visitor centre build costs) | | |
| • Coastal Revival Fund | £ 25,000** | secured |
| (for capital build costs) | | |
| • SCDC Capital Grant | £ 10,000 | secured |
| (for capital build costs) | | |
| • Business Partner | £ 20,000 | secured |
| (for fitting out costs) | | |
| | Total | £235,000 |
| Contingency | £ 10,000 | |

Revenue funding

| OUTGOINGS | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Notes |
|------------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------------------|
| Site Only | | | | | | |
| Tree Survey | £400.00 | £420.00 | £441.00 | £463.00 | £486.00 | |
| Tree Maintenance | £200.00 | £210.00 | £221.00 | £232.00 | £244.00 | |
| Site Maintenance | £200.00 | £210.00 | £221.00 | £232.00 | £244.00 | Mostly volunteer based |
| Rubbish Removal | £450.00 | £473.00 | £497.00 | £522.00 | £548.00 | |
| Sub Total | £1,250.00 | £1,313.00 | £1,380.00 | £1,449.00 | £1,522.00 | |
| Toilets | | | | | | |
| Buildings Insurance | £205.00 | £215.00 | £226.00 | £237.00 | £249.00 | |
| Sewage Insurance | £102.00 | £107.00 | £112.00 | £118.00 | £124.00 | |
| Public Liability | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | Part of BPC existing policy |
| Maintenance | £500.00 | £525.00 | £551.00 | £579.00 | £608.00 | |
| Cleaning Staff | £2,250.00 | £2,363.00 | £2,481.00 | £2,605.00 | £2,735.00 | 320 days @ £8.00 |
| Consumables | £500.00 | £525.00 | £551.00 | £579.00 | £608.00 | |
| Water | £600.00 | £630.00 | £662.00 | £695.00 | £730.00 | |
| Electricity | £200.00 | £215.00 | £231.00 | £248.00 | £265.00 | |
| Sewage Maintenance and Servicing | £400.00 | £420.00 | £441.00 | £463.00 | £486.00 | |
| Business Rates | £690.00 | £725.00 | £761.00 | £799.00 | £839.00 | 80% discount applied |
| Sub Total | £6,797.00 | £7,138.00 | £7,496.00 | £7,872.00 | £8,266.00 | |
| Cafe | | | | | | |
| Buildings Insurance | £511.00 | £537.00 | £564.00 | £592.00 | £622.00 | |
| Public Liability | £0.00 | £0.00 | £0.00 | £0.00 | £0.00 | Part of BPC existing policy |
| Maintenance | £0.00 | £0.00 | £25.00 | £51.00 | £79.00 | New build minimal sum |
| Water | £800.00 | £840.00 | £882.00 | £926.00 | £972.00 | |
| Electricity | £2,100.00 | £2,205.00 | £2,315.00 | £2,431.00 | £2,553.00 | |
| Business Rates | £910.00 | £956.00 | £1,004.00 | £1,054.00 | £1,107.00 | 80% discount applied |
| Contingency | £500.00 | £1,000.00 | £1,000.00 | £1,102.00 | £1,158.00 | |
| TOTAL | £11,618.00 | £13,176.00 | £13,836.00 | £14,529.00 | £15,257.00 | |
| INCOME | | | | | | |
| Rent | £10,000.00 | £10,000.00 | £10,000.00 | £10,000.00 | £10,000.00 | |
| Service Charge | £4,000.00 | £4,200.00 | £4,410.00 | £4,631.00 | £4,863.00 | |
| Car parking Charge for 11 weeks per year | | £5,775.00 | £5,775.00 | £9,625.00 | £9,625.00 | * see note |
| Local Food Market | | £800.00 | £1,000.00 | £1,000.00 | £1,200.00 | |
| Rental income from 4 small craft units | | £2,400.00 | £2,400.00 | £2,400.00 | £3,200.00 | ** see note |
| TOTAL | £14,000.00 | £23,175.00 | £23,585.00 | £27,656.00 | £29,388.00 | |
| Annual Movement | £2,382.00 | £9,999.00 | £9,749.00 | £13,127.00 | £14,131.00 | |
| Cumulative Movement | £2,382.00 | £12,381.00 | £22,130.00 | £35,257.00 | £49,388.00 | |

Note * - Working on July to September only
11 weeks or 77 days and 5 hours a day @ 50p per hour
After 3 years works completed to increase to 50 spaces
as per Sheila Flynn Design for the site.

Note ** Working on 4 mobile units starting at £600 per season

Provisional timetable for the immediate future

- A costed schedule of works to be produced by 1st March
- The business plan to be considered by BPC on 1st March for approval
- The approved business plan, together with a letter of support from the Parish Council, is sent to SCDC by the 4th March
- SCDC will consider and (hopefully) approve the business case at a special meeting in w/c 7th March
- SCDC will send its approvals to BPC w/c 16th March which will include a licence to undertake work on SCDC owned land.
- BPC will immediately instruct the chosen firm to start the pilings. This firm is available until the end of March.

Possible timetable thereafter

- From early summer – building work commences on site
- From early 2017 – building works completed
- Followed by fitting out
- Easter week end (14-16th April) Grand opening



