



Draycote Water Sailing Club

Kytes Hardwick, Near Rugby, Warwickshire, CV23 8AB
Telephone 01788 811153

MEETING

21ST OCTOBER 1996

TO DISCUSS SEVERN TRENT PROPOSALS

Dear Member

You are invited to a meeting at the Clubhouse at 8.00 pm on Monday the 21st October to discuss the Severn Trent Proposals for a combined Clubhouse\Visitor Centre.

Enclosed is a pack of information of currently available data of which enlarged view of the plans can be seen on the display board in the Club Lounge.

Also shown on the display board are thoughts and views of the development committee of an alternative route the Club could take with the retention of the existing clubhouse. Further information either from the Severn Trent, or members views, will be displayed as it is obtained.

Your Committee need your views and guidance to the future direction of the Club.

Please come along to the meeting and make your views known.

Regards

Harry Sayers
Vice Commodore

Draycote Water Sailing Club Ltd. and Severn Trent Water Ltd

The Approach

The potential of a Visitors Centre at Draycote Water is nothing new.

A previous approach by Severn Trent was in 1992 with their announcement of plans to build such a centre on the site of the Fishing Lodge. This foundered due to lack of funds.

However, it is clear that Severn Trent Water Ltd. are still under pressure to provide better access for the public to reservoirs such as Draycote Water and are responding to these pressures as can be seen by the developments at Carsington and Shustoke.

The current approach by Severn Trent to the Draycote Water Sailing Club to form a partnership and develop a joint Visitors Centre/ Sailing Club is much more robust with the possibility of funding from the Sports Council Lottery Funding organisation.

The diary of progress is as follows:-

1996

February

Severn Trent Water Ltd., proposed a single building housing the Visitors Centre and the Sailing Club. The existing clubhouse would form the kernel of this new building and be retained by the Sailing Club whilst the extension to the south and east would form the Visitors Centre. The architects impression showed a marked resemblance to that published in the February 1992 Bulletin.

The Negotiating Group, made up of the Flag Officers and the Club Secretary noted the views of Severn Trent Water Ltd., and responded with the General Committees' views on the needs of the Club and a wish list drawn from the sub-committees short and medium term development plans. All suggestions were based on the General Committees' perception of DWSC becoming a regional centre of excellence. (This is fundamental to DWSC applying, in its own right, for Sports Council Lottery Funding.)

April

Severn Trent Water Ltd advised the Sailing Club that the initial set of designs were not suitable from their perspective in terms of the use as a Visitors Centre. Subsequently, Severn Trent instructed their architects to rethink the plans. Severn Trent restated their commitment to the concept of Draycote Water both as a significant visitor destination and a regional centre of excellence for formal water based activities.

June

Severn Trent Water Ltd tabled a set of plans (Plans 1) which entailed the the construction of a new building to the east of the present clubhouse and the demolition of the present clubhouse building. Severn Trent also suggested their ideas on joint usage and the partnership needed to gain Sports Council Lottery Funding. The General Committee rejected the plans as being inadequate to meet the needs of a sailing club such as DWSC and voiced the changes that would be needed to allow the General Committee to place the proposals before the membership.

September

Severn Trent Water Ltd., tabled a revised set of plans (Plans 2) which took into account our criticisms. The General Committee believed that with some optimisation, these plans have potential and are sufficient to place before the membership.

The Present

The Negotiating Committee continue to meet with Severn Trent Water Ltd., in order to explore all aspects of a potential joint Visitor Centre/Sailing Club. Further meetings will be held with the other participants in the development - the Sports Council, Warwickshire County Council and Rugby District Council in due course.

Headings presently under review and the subject of intense examination are:-

The Site

- * Boat parking * Slips * Pontoons
- * Road Layout * Security * OD facilities
- * Bosun facilities

Business structure

- * Responsibilities - during planning and building
 - on completion
- * The DWSC Articles of Association
- * Residual value of existing building
- * Ownership * Maintenance * Lease

Management Structure

- * Membership * Committee * Staff

Lottery / Capital Funding

- * Who? * How? * Proportions?

Partnership / Trust

- * Who? * How? * Proportions?

Alternatives

- * Development Committee Proposals * Other ideas