

MINUTES OF A GENERAL COMMITTEE MEETING HELD BY THE ROYAL SOLENT YACHT CLUB AT 17:00 ON FRIDAY 28TH JUNE 2024

Present:

In the Chair:
Martyn Collinson, Commodore
Graham Fell, Vice Commodore (Zoom)
John Poyner, Rear Commodore House
Nick Bradley, Rear Commodore Sailing
Robert Quain, Hon Treasurer (Zoom)
Susie Breare
Peter Crowhurst
Katie Davies

Richard Pierrepont
Tom Symes (Zoom)
Caryl Terlezki-Thomas
Lesley Tregear

In Attendance:

Dick Dawson, Guardian
Hamish Fletcher, Guardian
Mark Hall, Guardian
Claire Hallett, Secretary

Apologies:

Catherine Holmes
Mark Lacey

Prior to the start of the meeting, the Commodore asked GC members to stand to observe a minute's silence for member Geoff Horsnell who had sadly passed away since the last GC meeting.

54/24 Apologies As listed above.

55/24 Approval of Minutes from 24th May 2024 Meeting The minutes were approved as a true record.

56/24 Matters Arising Covered by agenda points.

57/24 Commodore's Update

South Sheds Project. A lot of progress has been made by the south sheds team (the Commodore, RCH & Richard Pierrepont) regarding the refurbishment of the south sheds and a number of quotes have been received. Henry Murray-Smith advised from the start that the sheds should be refurbished in a piecemeal fashion over the winter and that a staged approach by a team of two builders would be much cheaper. A duo of carpenters was recommended to the Commodore by his architect and their quote of under £20k is very favourable compared to the £55-60k from other firms. The first stage, costing £5-6k, could begin this winter with the remaining stages and costs split over next year. The south sheds team aims to present its proposal to the GC at the next meeting.

Bank House. There have been various attempts to buy the Bank House since it went on the market, and another potential vendor is in contact with the Club regarding an issue with the land registry and licence. The Commodore will report back to the GC on whether this comes to anything.

Service Charge to Non-members. The feasibility of adding a 10% discretionary service charge to non-member bills, perhaps only those relating to group bookings, which would then go directly to top up staff wages is currently being investigated.

58/24 Financial Report by Hon. Treasurer

May Results. May was a busy month for the staff with plenty of functions and the Club busier in general, as would be expected at the start of the summer season. The cash flow is looking really strong, which is in part due to the income received for the Taittinger RSYC Regatta, as not all regatta expenses have been deducted from this yet. The overall deficit for the year to date is (£52k) which is better than the budget of (£73.8k), but higher than last year's deficit of (£39.6k). £12.5k has now been allocated to the Boat Fund, which will be itemised on the June One Page Summary. It was a busy month for the bar and catering teams, the challenging targets for the month were not quite met but the margins have returned strongly. Year to date, the bar turnover is almost on budget and is up on last year, whilst the catering turnover is well up on both budget and last year. Year to date, the budget for permanent staff costs is a lot higher than actuals at £99k versus £82k. This has fed through to the overall position for the year to date, where there is an actual deficit of (£52k) against a budget of (£73.8k). In the next 2-3 months, it is anticipated that these figures will go down to zero and then into positive figures. The subscriptions income is holding up well, it is not quite on target, but close and up on last year for the month and year to date.

59/24 Vice Commodore's Report

Membership Applications. There are 2 applications for 4 prospective members this month:

	Applicant	Proposer	Seconder	Comments/Interests
1.	1. Mr Paul Mocroft 2. Mr Adam Tucker	John Poyner	Catherine Holmes	Paul & Adam got married at RSYC a couple of years ago. They own The Bay boutique B&B and Adam is community connector. They live in Freshwater Bay and interested in onshore activities.
2.	3. Mr Jonathan Parr 4. Mrs Caroline Parr	David Porter	Susie Breare	Jon is a retired Exec in agriculture, Caroline is a retired physiotherapist. They live in Shalfleet. They have a rib & X40 Yacht. Caroline's late father was David Strang, a member of RSYC for many years. Interested in racing, cruising, crewing and onshore activities.

The Vice Commodore's Committee recommended all the applications for approval and all present approved all the applications.

Maintenance Work. There are 5-6 pieces of maintenance work to be done on the building's infrastructure, the most significant being the Members' Balcony. The repairs to the sea wall have now been carried out by Steve Carson, although further repairs to the wall and to the stone coping on the dinghy park wall are required. The cost of the sea wall repairs so far is £448, which is £98 more than originally estimated due to additional repair work identified, including fixing down the loose slabs on top of the wall.

Quotes have been sought for the other works required:

1. East side staircase
2. Leaking gutter on North West side by bar door
3. Rot in the cover above the Main Entrance
4. Rotten section in Main Roof to the South East
5. Water ingress to the Members West Balcony and paved area below

Acorn Interiors have quoted, a second builder has declined to quote and a third builder, John Nicholson, is due to provide a quote by next week. John has advised that the design of the balcony sloping back to the building is in fact adequate, but the execution is not. He proposes to lift the slabs and lay a waterproof membrane, relay the slabs and add a waterproof gutter and waterproofing. Once his proposal and quotation are received, they will be compared with Acorn's and a recommendation made to the GC. Having spoken with John, both the VC and Secretary felt he came across as a very credible builder. Katie Davies enquired if the duo likely to refurbish the store shed could also do the balcony work? The Commodore responded that they specialised more in woodwork than building or roofing. Hamish Fletcher asked whether the guttering would be made deeper? The VC responded that the shallow drainage channel was recognised as an issue and the awaited quote should convey how this was to be rectified. The VC stressed the need for this work to be a final fix with a guarantee that it will resolve the water drainage issues.

Green Agenda.

- Achelous. Unfortunately, the amount of energy generated by the test rig trial at the end of the jetty proved insufficient. Having spoken to the harbour about their hydrokinetic trial, they advised that there will be issues with planning as we are in an AONB, with bringing the cable back to shore and with degradation of equipment by sea water. It has therefore been decided by the Vice Commodore's Committee to stand Achelous down for the time being as they don't yet have a rig that would work under the jetty and it would not be practical to install one further out. Richard Pierrepont commented that he'd understood this project was just to help Achelous develop its equipment? The VC confirmed that the primary intention had always been to generate more power for the Club and Peter Crowhurst added that there was always an element of helping Achelous to get a leg up in terms of grants, provided they could prove concept, but the low power result meant they wouldn't be able to get on the grant ladder at this time.
- Solar Power. The VCC has now turned its attention to solar panels and met with the Harbour Master, Harbour Maintenance Manager and Mike Moorten of Solar Solution (IOW) Ltd last week. The harbour has used Solar Solution to replace their old panels and is putting electricity back into the grid, though there is a limit on the amount for which they can receive payment. They advised we could receive 15p per kw on

power returned to the grid, that grants may be available from October this year and that no VAT is applicable to the installation. Solar Solution had conducted an initial survey of the location and will report on what is possible. [Their report will need to be reviewed fully by the VCC, but the initial feeling is that solar power will be beneficial to the Club and a recommendation will be made to the GC next month.](#)

The Hon. Treasurer asked whether there would be planning issues installing solar panels? The VC responded that planning would likely be needed as the Club is in an AONB, though it's not listed and the council is keen to promote green energy. The roof areas that it would be preferable to use will be subject to survey, south facing is best but east and west are also options.

Mark Hall enquired about the potential to create income by installing EV charging points in the Club car park. The VC confirmed that this is on the green agenda for the VCC to look at. Fast chargers provide 15kw and take about 20 minutes, slow chargers provide 7.5kw for charging overnight. There is already a charging point in the main car park in Yarmouth so the feasibility of having another at the Club needs to be looked into – most members would likely charge their electric cars at home.

Reciprocal Clubs. The Hamble Sailing Club requested reciprocity, however the VCC doesn't recommend granting this as they have limited facilities for our members, such as no in-house catering, no pontoon space and their focus is more on young people and dinghy sailing. However, in our response to them we will underline that they are always welcome to the Royal Solent when sailing to Yarmouth. [The GC agreed with the proposal to decline their request.](#)

Yacht Club Monaco have responded that they have received a high number of twinning and reciprocity applications so have put any new requests on hold for the time being.

60/24 Update from Rear Commodore House

The Club has been very busy in the last 2-3 weeks, so the June results for bar and catering should be very promising. There have been 22 member and outside events over the last month:

- 25th May – Commodore's Party, 62 in attendance. The atmosphere after dinner was a bit flat so it was agreed that a live band or DJ would be needed next year when it's a party rather than a Commodore's Supper.
- 26th May – Doreen Cooper's 100th Birthday Lunch, 55 attendees.
- 30th May – Mercury Berth Holders Association Dinner, 22
- 31st May – Contessa Regatta Reception & Supper, 45. Looking at opening this up to Contessa owners who aren't racing next year to boost numbers.
- 1st June – Contessa Regatta Rum punch Party & Supper + The Accelerators, 92. Very successful.
- 2nd June – Contessa Regatta Hog Roast, 62. Trialling pizza van next year.
- 4th June – IDOR Regatta Dinner, 80. Booked by ISC who ran the racing.
- 7th June – New Members' Evening Supper, 29. The November event will be promoted earlier and there will be a table plan so new members, existing members and committee members intermingle.
- 7th – 9th June – Robin McInnes Picture Sale.
- 6th June – North Haven YC Dinner, 26
- 7th June – Way wake, 45
- 10th June – Kenilworth wake, 40
- 11th June – Cornish Crabbers Dinner, 33 + Supporting Wounded Veterans Dinner, 16.
- 12th June – Wightwood pizza van post sailing – went very well and was busy. 20 club suppers still sold.
- 15th June – Round the Island Race Breakfast, 90
- 19th June – IOW Masters Break Lunch, 52
- 19th June – Haslar YC Supper, 34
- 20th June – LYC BBQ, 75 + Rotary Club IYFR Dinner, 14
- 21st June – Nauticats Dinner, 11
- 22nd June – Chichester YC Dinner, 22
- 23rd June – Cockwells Dinner, 40

The Club is becoming an increasingly popular destination and hopefully this should be reflected in the accounts. The VC commented that there are photos of the Cockwells Dinner attendees on the Club's balcony on the Cockwells website.

VC

VC

Upcoming Events:

- 12th – 14th July – Taittinger RSYC Regatta
- 19th July – Gents' Lunch, at which there will be a toast to the late Geoff Horsnell.
- 25th July – Preloved Clothing Sale

Plus, there are a number of upcoming outside events for clubs and associations. So, we're very busy despite being understaffed and RCH is very pleased to be part of this team.

Sunday Lunches. Following feedback from members via the last GC meeting about too many Sunday roasts being cancelled, RCH confirmed that it has only been 3 to date, 2 for private member functions and 1 for the Contessa Regatta, and should be just a further 1 or 2 during the rest of the year due to regattas, so a maximum of 5 in the entire year, which doesn't represent a huge issue. Katie Davies advised that it's understandable in terms of regattas, but it would be preferable to avoid cancelling them for member's private functions when possible, which was noted.

Dogs in the Hudleston Bar. A member had submitted a request for dogs to be allowed in the Hudleston Bar, especially in the summer after racing. A trial over the next 2 months is suggested by the House Committee, with the following restrictions:

- Summer months only (June – August)
- Dogs must be on a lead, clean and well behaved.
- Only when the Hudleston Bar is open.
- Not when there is a function on the ground floor.
- Owners deal with any accidents.

On a show of hands there were 9 votes in favour and 3 votes against. [The Secretary would communicate this to staff and members.](#)

Sec

61/24 Update from Rear Commodore Sailing

Sailing. The Club's sailing programme has been running smoothly, though the wind has switched from northerly to south westerly, and racing on Wednesday was cancelled due to lack of wind. There have been good fleets of cruisers, dinghies and a few more Folkboats are yet to get afloat.

RSYC Contessa Regatta. The second Contessa Regatta provided fantastic racing over the weekend for 27 boats. There was perfect weather and good footage has been captured on video free of charge thanks to Yarmouth Harbour. There has been great support from the Rogers, including the Rum Punch Party they hosted on the Saturday. The washup meeting with the Rogers provided some feedback and it is aimed to try and attract more Contessa 26s to next year's event, which is two weeks' earlier, and to invite Contessa owners who aren't racing to sail here on a rally and attend the socials.

Taittinger RSYC Regatta. With only 2 weeks to go, the Club's main regatta is getting close and there are currently 193 entries. The invaluable regatta timetable, carefully managed by the Regatta Chair, is being followed to the letter.

Cruising. The event at RORC was cancelled as they weren't ready to open after their refurbishment. There was a trip to Gins Farm on 13th June and the Newtown BBQ has been postponed until August due to bad weather in June.

Club Boats. A replacement depth sounder for Marksman has now arrived after a delivery delay and will be fitted asap as this is essential equipment for mark laying. The new Assistant Boatman and Summer Boatman, Will and Hans, are working out well. Hans has expert knowledge of marine engineering and is learning the ropes in terms of small boat handling, they make a good team.

RYA Inspection. The Club's annual RYA inspection is scheduled for 5th July. The Sailing Secretary and Head Boatman are well set up to deal with it. The Head Boatman has recently successfully completed training as an RYA Powerboat Instructor, though has yet to put this into practice.

Junior Sailors. Following a recent discussion with Yarmouth Sailing Club, 6-8 junior Pico sailors will be intermittently joining Wednesday evening racing. The risk side has been discussed and they will essentially be coached on the water, accompanied by 2 support boats from the sailing club. They will only be attending in a flood tide and will be launching from the harbour so they should not be using the Club's facilities from a safeguarding point of view.

Crown Estate. The Club's 3 separate leases covering the slipway, jetty and moorings expired in 2020 and so the Club has been liaising with the Crown Estate (through their agents, now Carter Jonas) since then regarding renewal terms. It is agreed these separate leases will be merged into one new lease likely for a 25 year term, i.e. to 2045. Former RCS Tom Symes, with his invaluable knowledge as a property lawyer, was dealing with this so it has now passed to the current RCS, who is being assisted by Rudi Fortson and the Secretary. An acceptable

flat annual rent is paid on the slipway and jetty, but now that the peppercorn rent agreement on the moorings has expired, Crown Estate want to charge an open market rent based on turnover not profit; 10% of the turnover is approximately £1.2k this year. The concept of turnover is an issue as it increases the loss we make on the moorings which are already very costly to lift, lay and maintain. RCS and the Secretary recently met with the representative from Carter Jonas who is pushing to get the matter tied up. At the meeting they made what they said was their “final” offer, which was either a Turnover rent set at 10% (which would equate to c£1.2 k pa at current levels) or a flat rent of c£100 per mooring (c£2.9k). CE also agreed not to backdate these rent uplifts. Tom and Rudi believe there are legal grounds to resist the moorings rental changes. Whilst it is felt the club would not wish to end up in any legal dispute with CE, it should negotiate the best terms it is able to do. At the meeting Carter Jonas referenced that there was an agreement back in 1995 when the mooring lease was negotiated for a peppercorn rent that on expiry it would revert to an open market rent. We advised Carter Jonas that we would advise the GC of the discussions as the GC would need to approve any final proposals. Enquiries are being made to establish more of the background to the aforementioned 1995 agreement, as it may restrict the Club’s position. [Thereafter and subject to the outcome of those enquiries, a proposal and recommendation will be made to the GC.](#)

RCS

62/24 Secretary's Points

Membership Statistics. Total membership, not including those approved today, stands at 1102 compared to 1056 at the same point last year, which is an increase year on year of 46 members. New & re-instated members this year are 64 compared to 55 last year. There have been 6 deaths to date compared to 5 last year, and 56 resignations compared to 65 last year. So all in all a positive position. The Commodore commented that he would be sending out a circular shortly to remind members that there is a drive on membership this year and asking them to try to introduce at least one new member and bring someone to the next Open Day.

63/24 AOB

Email Replies. RCH requested that the reply all function on emails should only be used if everyone needed to see the response, as the volume of incoming emails is excessive.

Open Day. Lesley Tregear advised that she would be shortly sending out a request for volunteers to help at the next Open Day on 31st August.

64/24 Next Meeting Friday 2nd August 2024 at 1700 hours