



Lochgoil Watersports Club

Corrow Boat Park Purchase Proposal



Prepared by
Lochgoil Watersports Club Board
26th July 2018

Introduction

Lochgoil Watersports Club engages with all who wish to participate in watersports activities in Lochgoil through the provision of innovative & responsive services and facilities. We provide a Club house, boat storage and safe access to the water through a professionally installed floating pontoon and concrete slipway.

Our aim is to support those who engage in watersports activities to be well informed and safe on the water. We aim to provide information and advice, in all aspects of safe watersports.

Through our current Web site, Facebook, email correspondence, information notices in the Club house and boat park, we provide information, support, advice and advocacy on a wide range of issues including; weather forecasts, sea conditions, tide tables, safe handling of boats, boat mooring facilities and contact details for organisations (locally) for approved training.

<http://lochgoilwatersportsclub.com/welcome-lochgoil-watersports-club/>

Lochgoil Watersports Club is governed by an Elected Committee/Board, encouraging watersports and use of our facilities. These facilities allow us to deliver watersports activities in the heart of the local community.

Lochgoil Watersports Club offers accompanied boating activities (musters) to various local destinations to encourage the use of the water in a safe manner for everyone. The destination includes assistance with any mooring, fishing, games and full BBQ facilities (weather dependent) for the enjoyment of all, especially families.

Background

Lochgoil Watersports Club began operating in 1984, 34 years ago. Our base is the Corrow Gravel Pit in Lochgoilhead. The boat park offers full and safe access to the water, together with a small Club House, boat storage facilities and CCTV within the grounds for security.

Lochgoil Watersports Club has a proven track record of delivering watersports activities through the provision of all the facilities required to safely participate in watersports for the enjoyment of all.

The boat park was originally a rough area of ground which was developed entirely by the members through thousands of man hours employed in the works and significant costs.

The entire area had to be levelled and then overlaid with type one hard core material to provide a suitable surface for storing boats. Boat bays had to be marked out.

The land was protected from the ravages of the sea by installing rock armor around the entire sea board side.

Lochgoil Watersports Club aims to support all who participate in watersports activities and those who are interested in an introduction through...

- Education
- Active members
- Safe slip way
- Safe pontoon
- Boat storage
- Club House

Our vision is to improve watersports activities within Lochgoil for all.



Slipway



Pontoon

Access to the water was created, this was accomplished through the installation of a concrete slipway and then a floating pontoon, the pontoon was professionally installed by Fusion Marine.

An area of ground was surfaced with concrete to provide a good surface to allow cleaning and preparation of vessels.

A gate/barrier and CCTV coverage were installed to offer security from theft of vessels.

Lochgoil Watersports Club is a Company Limited by Guarantee.

Lochgoil Watersports Governance

All Board members are elected annually at our AGM, any member may be proposed for election at the AGM.

All board members are registered as company directors.

This governance structure ensures that Lochgoil Watersports Club continues to be managed and promoted by the those that the membership consider suitable to organize and promote the Club.

A copy of our Articles of Association is available.

Volunteers

Lochgoil Watersports Club is fortunate to have a ready supply of volunteers from its membership. Who have a significant range of skills to assist in accomplishing our aims.

Location

Our location is Corrow Gravel Pit, grid ref is NN1900 0039 and the co-ordinates are Latitude – 56.161493 and Longitude - -4.915910. The gravel pit is disused, and the owners of the land are removing the designation of a gravel pit/Quarry. This property is rented on a year to year, roll on agreement with Forestry Commission Scotland. The agreement is from the 1st January each year.

Due to the success of the services Lochgoil Watersports Club provides, the demand for our facilities has grown and the need for more space is a priority.

The need for more space has become very evident as most of those who seek membership also need an area to securely store their vessels during the season and winter. Although the land that we occupy now meets the Clubs basic needs it has caused problems with lack of space and therefore limits the numbers of members that require boat storage and assistance with watersports activities. The population, particularly those purchasing/renting holiday accommodation within Argyll Holidays and the surrounding area is increasing and with it a demand for our facilities.

Lochgoil Watersports Club values define what type of organisation we strive to be.

They play an integral part of the daily working and recreational lives of our board and members in the way we deliver all facilities.



Pontoon



Club House

- **We are Innovative**
- **We are Responsive**
- **We are Supportive**
- **We are Passionate**
- **We are Inspirational**

Purchase Proposal – Corrow Gravel Pit

The Club committee/board agreed in the summer of 2017 that for the Club to satisfy the demands of all those who wish to participate in watersports activities and meet our aims it would be necessary to increase the amount of land that we currently utilize.

The Committee included researching the viability of continuing to rent, long term lease or purchasing. A valuation of the land was supplied by DVS Property Specialists, Public Sector, the cost of which was shared equally between the Club and Forestry Commission Scotland, and prepared a financial plan for the next five years before concluding that purchase of the land that we occupy (Area 1) and the adjacent land (Area 2) through the Community Asset Transfer Scheme (CATS) was the preferred option.

The Committee/Board members proposed at the Club AGM held on the 18th February 2018 the purchase of the land through CATS. The committee/board presented a PowerPoint presentation outlining the advantages and disadvantages of this proposed purchase to the members at the AGM. Prior to the AGM all members were sent a copy of the PowerPoint Presentation and a facility to vote.

The membership overwhelmingly voted to attempt to purchase the land through CATS. The committee/board were authorized to conduct all preparatory work and negotiate and conclude this purchase by the members at the AGM.

The proposal is for Lochgoil Watersports Club to purchase the two areas of land, Area 1 and Area 2 as referenced in the valuation report and the access track through the Community Asset Transfer Scheme. The proposal also includes the continued development of Area 1 and the start of development of Area 2 and further develop existing services.

Funding

Lochgoil Watersports Club is extremely fortunate in that it is fully self-funded through its membership fees and Boat storage fees. These fees are very well priced to support our aim and values of being able to offer membership to all and through this to support and assist all in enjoying safe participation of watersport activities.

The current membership is approximately 150 strong.

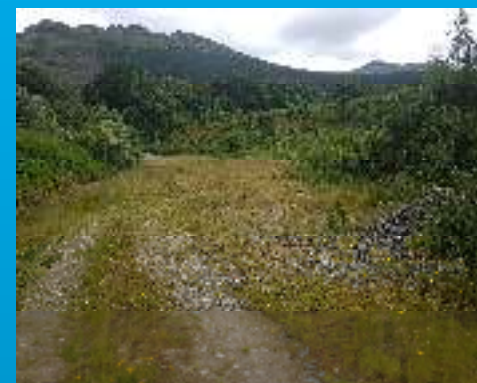
The current Fees are detailed below for assistance;

- Family member £40 per year.
- Full member (single person) £30 per year.
- Junior member (under 18 years of age) £10 per year.
- Temporary member £30 per week, including storage.
- Joining Fee (one time payment) £50.
- Boat storage fees, £16 per meter per year.

A minimum of third party insurance is mandatory.



Area 1, Boat Park



Area 2, Quarry (disused)



Loch Goil



Local wildlife

It is the intention of the Club to fully fund the purchase price from the Club accounts, no external funding will be sought, no government funds or other sources shall be utilized because of this purchase.

The Club is confident in its funding and has produced a five- year financial plan to support this.

Price Offer

The Lochgoil Watersports Club would like to offer **£10,000**, for Area 1 and **£5,000** for Area 2. These figures are the market value for each area as reported in the valuation report. This would be in one full payment of £15,000 paid at the successful conclusion of this offer.

Summary

Lochgoil Watersports Club believes that there are important benefits to why Lochgoil Watersports Club should be selected as the purchaser of the Corrow Gravel pit.

Lochgoil Watersports Club is the only Watersports Club in Lochgoilhead and this would represent **COMMUNITY OWNERSHIP**.

Purchasing the Corrow Gravel pit will ensure that Lochgoil Watersports Club continues to deliver safe and enjoyable watersports activities fully supported by a hardworking, passionate membership that has clearly demonstrated for over thirty years its ability to develop and maintain excellent facilities for watersports activities within Lochgoilhead.

Approving this proposal would demonstrate Forestry Commission Scotland's commitment to the wider context of the Scottish Governments agenda to promote community ownership of assets. Lochgoil Watersports Club has continually and consistently supported and contributed to outcomes aligned to Council priorities. There is support across the community, from a range of local organisations, Lochgoilhead Community Council, see link; <https://lochgoilhead.info/> and Lochgoilhead Community Development Trust, letters of support from various local organisations have been supplied.

The Community Action Plan was recently published and the Clubs aims with the purchase of the land assists the community organisations to meet with aspects of the Community plan, see link;

<https://lochgoilhead.info/action-plan/>

Importantly a willingness and desire by all with an interest in promoting safe watersports activities for Lochgoil Watersports Club to purchase Corrow gravel Pit and continue the development of the facilities to assist in the continued promotion of safe water sports activities in the area.

The purchase of this land will endorse and assist the Lochgoil Watersports Club to promote our values to **INSPIRE, RESPOND, INNOVATE, SUPPORT and PASSION** for **SAFE** watersports and help build a **LEGACY** for future generations for years to come.

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