

**Salcombe Harbour Board – 7 June 2010****HARBOUR FACILITIES – SHOWERS****Report of Head of Service Salcombe Harbour****Statutory Powers: Pier and Harbour Order (Salcombe) Confirmation Act 1954**

**Financial Implications:** The financial implications will depend on the preferred way ahead to provide showers. At this stage there is no requirement for any financial commitment.

**Purpose**

To outline the options to provide showers for harbour users and get Board direction of the preferred way ahead.

This report supports South Hams objectives of good jobs (CP2), retention of the district's character (CP3) and value for money (CP6).

**Recommendations**

**That the Harbour Board considers the options presented for the provision of showers and gives direction on which options officers should follow up.**

**Background**

1. Salcombe Harbour Authority does not own any shower facilities which it can make available to harbour users. The Harbour Board have indicated in the Strategic Business Plan that the provision of such facilities is an integral part of the harbour infrastructure for the future.
2. To provide a short to medium term solution to resolve this situation the Board agreed in June 2007 to an arrangement with Salcombe Yacht Club (SH11/07) for visiting yachtsmen to use the Salcombe Yacht Club's facilities. The Harbour Authority would issue two tokens to each visiting yacht free of charge and the yacht club would then re-charge the Harbour Authority for the number of showers taken. This arrangement has worked well; however the additional usage of the Yacht Club showers has put such a strain on the yacht club's infrastructure, that they have been forced to consider an alternative model.
3. The Yacht Club are considering some improvements to their facilities and have made an outline proposal for the Board to consider. To enable a reasoned judgement to be made, some alternative courses of action have been researched and are detailed below.

## Options

4. **Salcombe Yacht Club Proposal.** The Yacht Club are proposing to make a bid for funding from the South Devon Local Action Group (SDLAG) for improvements to the kitchens and to convert a section of the building to provide showers for visitors. From the Harbour Authority's perspective this proposal is complicated by the inclusion of the kitchens, which do not directly involve the Harbour Authority, but their bid for funding is most likely to be successful if the two projects are presented together as improving the facilities for visitors to the area. The figures at this stage of the planning are only outline, but in principle, the Yacht Club anticipate the improvements to their kitchens and the conversion to provide showers for visitors would cost in the region of £150,000. The cost of the showers represents half of this figure. Their proposal for funding at this stage is for a three way split between the Yacht Club, The Harbour Authority and a grant from SDLAG. There are a number of points of detail to be clarified but in principle, the Harbour Authority would have an agreement with the Yacht Club for sailors to be able to use the shower facilities on a repayment for use basis.

### Advantages

- Quality shower facilities for Yachtsmen within easy reach of the Salcombe Town Landing
- Facility managed by Salcombe Yacht Club

### Disadvantages

- Level of investment by Harbour Authority in a facility not owned by the Authority and the fact that the Harbour Authority will be enhancing SYC facilities from our customer base, a large proportion of whom are not members of SYC.

5. **Temporary Shower Block.** If the temporary arrangements with the Salcombe Yacht Club are not or no longer available, then it would be possible to provide temporary self-contained shower accommodation which could be located in a car park, either at Whitestrand or Shadycombe. Although temporary, the shower unit would require mains plumbing and electricity which would cost in the region of £2,000 to install; thereafter there would be the hire charge for the shower unit. A shower unit with 2 male and 2 female shower cubicles with external dimensions of 5.08 x 2.90m would cost approx £1,500 for a twelve week hire.

### Advantages

- Within the control of the Harbour Authority
- Facility for all sailors using Harbour
- Inexpensive

### Disadvantages

- Temporary solution
- Possible objection to positioning showers at Whitestrand, which is where they would provide the best possible service
- Loss of one car park space

6. **Harbour Authority Shower Block.** Providing a Harbour Authority Shower Block has to date has not been possible. The main problem has been identifying a suitable position within easy access of the Town Landing in Salcombe, where most yachtsmen land. With some vision, it should be possible to find a solution tied into any District Council re-development of the Batson Boat Park area, development of industrial units at Batson, or even development of Whitestrand. However this vision of future development and the provision of 21<sup>st</sup> Century facilities would, based on past experience, encounter considerable opposition. Therefore putting a time scale on the potential delivery of any such development, to include shower facilities is difficult. Were it to be within ten or so years, it could be a more attractive option than investing in the Salcombe Yacht Club proposal; however if it were to be more than ten years away, the Salcombe Yacht Club proposal becomes more attractive.

#### **Advantages**

- Provision of a Harbour Authority owned and operated shower facility

#### **Disadvantages**

- Requirement for an interim solution, temporary Shower facilities.
- Planning constraints may preclude any progress
- Most expensive option
- Progress would be outside the control of the Harbour Authority

7. **Commercial Operation or Partnership with Industry.** For completeness a final option could be a public private partnership for a commercial operator to provide the facilities on either a totally commercial basis with the operator charging a commercial rate for the facility to the users or a repayment basis from the Harbour Authority. This option would require a commercial tender to see if there was any interest from the commercial sector.

#### **Advantages**

- A managed solution would be provided from the commercial sector
- Provides opportunity to the commercial sector

#### **Disadvantages**

- Unknown costs to the Harbour Authority
- Harbour Authority loses control of the end to end value for money for marine services and facilities.

#### **Risk Assessment**

Risk / Opportunity	Issues / Obstacles	Benefits
Salcombe does not provide showers for visiting Yachtsmen	Showers are expected from a premier sailing destination. If they are not available, the reputation of the harbour Authority will suffer.	None

Salcombe Yacht Club have offered a long term solution to the Shower Problem	There is a requirement to invest a considerable sum into a facility that is not owned by the Harbour Authority. There are numerous details to resolve and agreements to set in place to safeguard any Harbour Authority investment.	It would benefit the Harbour Users, in particular visitors, providing a managed facility for use by Harbour Customers
Provide temporary shower facilities at Whitestrand.	Temporary facilities are just that, temporary and do not always look the most attractive. There are likely to be objections.	Temporary Shower facilities provide a cost effective solution to a difficult problem and may have to be part of a long term solution as a stop gap.
Provide Harbour Authority Shower facilities	Identifying a suitable location and gaining the necessary permissions is likely to be time consuming and may not be successful.	If it could be achieved, this option would provide the greatest benefits to the harbour Authority and our customers.

## Conclusion

8. Yachtsmen expect to find shower facilities in a premier sailing destination such as Salcombe. It comes down to what level of investment should the Harbour Authority make to get a facility that we recognise is essential but will only benefit a minority of harbour users. The best solution would be to have Harbour Authority facilities, but a judgement will have to be taken as to whether these can be delivered in a realistic time frame, if there is any optimism that they can, then this should be the preferred course of action with the temporary solution providing stopgap facilities. If it is not considered possible within a realistic time frame, then the Salcombe Yacht Club option becomes very attractive.

Ian Gibson  
Head of Service Salcombe Harbour

Salcombe Harbour Board  
7 June 2010

## Background Document:

Salcombe Yacht Club letter dated 21 May 2010