

# South Dock Marina Project

## Frequently Asked Questions

### **1. What happened to the council's previous plans for a 'Marina Centre of Excellence'?**

A number of development options were explored by the council's regeneration team in 2019. At the time, the team considered building new homes on part of the site, relocating the dock office and increasing provision for marina based businesses.

In 2022, following a review a decision was made to prioritise essential works to repair the poor infrastructure and resolve health and safety concerns at the South Dock Marina.

The South Dock Marina Health and Safety Project ensures that marina is kept at the highest standard for berth holders and businesses.

### **2. What does the South Dock Marina Health and Safety project aim to do?**

The project aims to improve the infrastructure of the South Dock Marina and address essential health and safety issues.

The project will make the following improvements:

#### **2.1 Improved container access & use**

A number of the existing containers have unsuitable access to the upper level. These include balustrades and fixings that are not fit for purpose, robust or compliant with safety standards. The works will re-establish ground floor units as part of the first phase. Phase 2 will introduce shared gantries, stairs and lift access to new units on the first floor.

Currently the layout of the boatyard creates a conflict between light industrial business activities (boat lifting, repairs and painting) and customers using domestic storage; studio and office space. The project will also reconfigure the boatyard to create clear and segregated zones for these different uses.

There are currently 42 units housed at the boatyard. Many of which are used for general storage or office space. The number of units restricts the space available for safe vehicle movement and impedes implementation of adequate clearance zones for machinery.

For the wider boatyard improvements to take place, partial clearance of the yard is required. This will enable the works to take place in phases and will create space for key marina services and businesses to continue to operate during construction.

A reduction in the number of containers in the yard is therefore required and the site will only accommodate premises that are used for businesses providing core services at the marina.

Lease arrangements for the businesses remaining on site will be amended to reflect the provision of new units.

## 2.2 Improved pedestrian and vehicular access

Pedestrian and vehicular traffic around the boatyard is shared across the site. Separate, designated pedestrian access and routes are required to avoid conflict and prevent potential accidents. The project will reconfigure the site to create segregated pedestrian and vehicle access points and a semi - pedestrianised area around office, storage and welfare unit spaces.

## 2.3. Ground Subsidence

There is significant ground subsidence in the areas due to poor drainage and use by heavy vehicles. To improve safety in these areas, ground stabilisation, reinforcement and resurfacing will be required to prevent further damage.

## 2.4. Improved drainage & surfacing

There are areas of insufficient surface water drainage where there is ponding, blocked drainage channels and degraded areas of tarmac.

## 2.5. Boosted power supply

The existing power supply capacity no longer meets operational needs due to the growth in boatyard operations over time. This puts the electrical infrastructure at risk.

The project will deliver a new electrical sub-station and electrical installation to service the yard.

## 2.6. Improved access to communal welfare unit

The welfare facilities block is currently located in the middle of the busy industrial boatyard. As a result the block is not fully accessible.

Once the development works are complete, the welfare block will offer step free access, in a zone that is away from boatyard work areas.

## 2.7. Additional emergency escape routes

There is only one fire and emergency escape route from the boatyard. The project will see additional escape routes created.

## 2.8. Enhanced security at the Boatyard

The perimeter fencing is prone to security breaches. Panels will be replaced to ensure fencing is robust enough to provide adequate security for the boatyard.

## 2.9 Replacement crane & boat lifting

The crane is 37 years old and reaching end of life. Whilst the new crane will be similar in size to the current one, it will have an increased lifting capacity and enhanced safety features.

The replacement crane will require new foundations and will be installed a few meters away from the current crane. Replacing the crane will secure the long term future safety of boatyard operations.

### 3. How is the project funded?

The SDM Health and Safety project is funded through the council's capital programme funding. This was approved by the cabinet in 2022.

### 4. What about s106 money?

The project is funded from council's central capital budget with no direct funding from s106.

### 5. Why were berth holders not consulted earlier?

We are committed to working with berth holders and local businesses during the course of the health and safety project.

In November 2022, a stakeholder group was established for the project. This included representatives from boatyard businesses and the South Dock Marina Berth Holder Association (SDMBHA) amongst others.

The South Dock Marina H&S Project team have been meeting with the group since November 2022. Meetings were held in November, December, February, April and May 2023. The meeting in May included a benchmarking visit to Greenwich Yacht Club suggested by SDMBHA representatives.

These meetings provided useful feedback that has helped develop the current proposal for changing the layout of the boatyard.

This includes but is not limited to the following:

	<b>Stakeholder Feedback</b>	<b>Design Response</b>
a)	Need to retain vehicle access to storage space and business premises for deliveries	Controlled access point allowing vehicle access to storage and office areas now included.
b)	Ensure drawings show boat locations and boat size to scale	Boats now indicated on the drawing
c)	Ensure boat workshops provided are appropriately sized with sufficient capacity to accommodate large boats	Selection of small and larger units now proposed and shown on drawing.
d)	Need to include a sluice as part of new welfare facilities	Sluice now included
e)	Preference for new welfare unit to include separate male / female facilities	Proposal has separate toilets plus a gender neutral facility recommended by the Equality Impact Assessment
f)	Welfare facilities should include space for café	Space allocated for café at north east corner of site
g)	Need to replace community recreation space	Community space deck patio area included in proposal near café location

<b>Stakeholder suggestions not taken forward.</b>		
a	Container area should be at the end of the site closest to SDM and the yard area should be moved to the other side.	Operations at the yard requires vehicle access and needs to be close to the crane.
b	Retain and relocate existing business spaces	Many structures would not comply with building regulations or survive the move. Using them would limit ability to stack safely to create upper level.

Since the last stakeholder meeting in May, the project team has sought pre-planning advice on the proposal and a cost plan for the scheme. Having completed these due diligence checks the latest proposal it is now available to share with stakeholders.

**6. Council has previously committed to a co- design exercise with berth holders, why has this not happened?**

The main focus of the project is to deliver essential health and safety works to repair and upgrade the sites infrastructure. This includes drainage, electrical, mechanical and engineering design proposals requiring technical expertise and these are not areas for which a co-design exercise is appropriate.

However, where possible we are collaborating with stakeholders on layout adjustments. The level of involvement is however constrained by the project scope and agreed purposes of the funding which is to address site safety as a priority.

**7. Why was the invitation to the meeting in June sent at only 1 weeks' notice?**

The council is keen to share the proposals with key stakeholders as soon as possible and before wider consultation is undertaken.

We accept that, on this occasion, invitations were sent out at short notice and apologise for this. For those that are unable to attend the information event in June there will be further opportunities to comment on the proposal as part of the wider public engagement on 26 July 2023.

**8. What impact will the proposed works have on existing trees?**

The new layout will require the removal of some trees. A recent tree survey has established that most of the trees earmarked for removal are of low value.

There is a mature tree in a central part of the site that will require removal. Regrettably this tree is located in a place that severely restricts vehicle movement around the boat yard and keeping it would limit best use of existing space and future capacity of the boatyard.

In the current layout some containers are located too close to trees (within their root protection area) and are damaging healthy tree growth. The new layout will create a clearance area around boundary trees allowing better sunlight exposure, new nature rich under planting and better visual amenity.

The proposal also includes planting several new trees around the site.

## **9. When will works start on site?**

Subject to planning consent, we anticipate that works will start in early 2024. De-cluttering and site clearances will continue throughout the summer of 2023.

## **10. Why now?**

These works are required to ensure that Southwark Council meets its H&S obligations. Works include replacing non-compliant containers and access arrangements and improving the condition of the grounds, drainage and electrical infrastructure. .

## **11. Why are there gates on the pedestrian footpath by crane?**

The gates are required to prevent pedestrian access to the crane exclusion zone whilst it is in operation and boats are being transported from crane pad to yard. An alternative route is available for those not able to wait for the gates to re-open.

## **12. Will any sustainability measures be included in the scheme?**

An air source heat pump will be installed to provide a more sustainable energy source for the new welfare facilities. All new building units used for office / workshop spaces will have enhanced thermal performance.

## **13. Why are some businesses being asked to leave the site?**

Space at the site is at a premium to safeguard the boatyard and ensure a thriving future, it has been necessary to review current usage, and to prioritise space to those businesses whose core functions provide marina services, maintaining craft within the boatyard. Therefore any business that do not fit this requirement will be asked to leave the site.

## **14. What Support is available for displaced businesses?**

Southwark will offer support in identifying a new location for your business. We will offer help in the form of Business support and have provided a list of alternative workspace providers or properties to let within Southwark. We have included links to these as per below: for further information:

[Business support - Southwark Council](#)

[Workspace Provider List](#)

[Properties to let - Southwark Council](#)

**15. When is the next public consultation and how do I get involved?**

A public consultation was held on 27<sup>th</sup> Jun 23, which was for marina residents and businesses based on site. This was well attended and comments were made on the new design for the project aimed at health and safety improvements. A further consultation is proposed for 26<sup>th</sup> July 23, for local residents and anybody that wishes to attend. This will be another opportunity to get involved and to comment on the project.

**16. Will the number of berths decrease?**

No. there are no changes to South Dock Marina berths

**17. Why has it taken so long for the Marina to be improved?**

Originally Southwark considered undertaking a scheme that included the full redevelopment of the boatyard to build new homes on part of the site, relocating the dock office and increasing provision for marina based businesses.

In 2022 we decided to focus on making improvements to the boatyard that will support its core functions and improve safety and access to the facilities for residents and businesses.