

**INFORMATION FROM MEETING ABOUT WATER LODGES  
WITH DANIEL HECKFORD, MARINA MANAGER**

1. Will any limit be placed on the number of Water Lodges that are moored in the harbour?

*The rate at which Water Lodges come into the harbour would be demand-driven with a limit of 40. Mr Heckford would be surprised if they grew at more than 4 or 5 a year. There are currently 13 such lodges at Brighton Marina. It was not expected that there would be a stronger demand at Sovereign Harbour.*

2. Will Premier Marinas own and rent out any of the Water Lodges?

*At the moment, no. But we might do so in the future, be that commercial units (yoga studio space, office space etc.) or other options.*

3. Will there be any specific areas in the harbour designated for Water Lodges or will they be positioned throughout the harbour?

*There are a number of berths vacant in the harbour, primarily in the north harbour. We would prefer to put the Water Lodges in this area utilising vacant berths. Berths will be carefully allocated to ensure no intrusion of views or being overlooked from the Lodges or the residential properties and vice versa.*

4. What restrictions are being placed on owners in terms of...

- a. Occupancy, can owners live there the whole year?

*The existing harbour rules and regulations will apply to the Water Lodges, being a maximum of 10 nights on board per month over a three-month average. Water Lodges cannot be used for residential purposes.*

- b. Can the Water Lodges be sub-let? If so, is there any restriction on short term lets?

*No – the Water Lodges cannot be sub-let. Premier monitor adverts and there are restriction agreements in place with Beds on Board and Air BnB. Other technology exists on the marina which will identify usage.*

c. Modifications to the Water Lodges?

*The only modifications possible are the options available to buyers during the build process, such as worktop colours, internal layout options etc. Some Water Lodges have an option for railings and external stairs so that the roof can provide additional outdoor deck space.*

5. What arrangements are being made for...

a. the disposal of “grey” water and “sewerage”?

*The arrangements are the same as for boats. The Water Lodges will have to be towed to the discharge point to be pumped out. There would be a towing fee. Each lodge has a 1000l tank for sewerage. Premier already undertake harbour water sample testing through accredited labs.*

b. the disposal of rubbish?

*The same as for boats.*

c. Car parking?

*Berth holder parking areas.*

6. Will all the current harbour regulations apply to Water Lodge owners? Will there be any exemptions? If so, what?

*No exceptions to harbour regulations will be made for Water Lodges. See the General Regulations on our website: <https://www.premiermarinas.com/Legals/Marina-Regulations>*