

Tuesday, 23 December 2025

## **HARBOUR COMMITTEE**

A meeting of **Harbour Committee** will be held on

**Monday, 5 January 2026**

commencing at **5.30 pm**

The meeting will be held in the Banking Hall, Castle Circus entrance on the left corner of the Town Hall, Castle Circus, Torquay, TQ1 3DR

### **Members of the Committee**

Councillor Strang

Councillor Carter

Councillor Fellows

Councillor Fox

Councillor Penny

Councillor Twelves

### **External Advisors**

Mr Day

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## **A Healthy, Happy and Prosperous Torbay**

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**Governance Support, Town Hall, Castle Circus, Torquay, TQ1 3DR**

Email: [governance.support@torbay.gov.uk](mailto:governance.support@torbay.gov.uk) - [www.torbay.gov.uk](http://www.torbay.gov.uk)

# HARBOUR COMMITTEE AGENDA

1. **Apologies**  
To receive apologies for absence, including notifications of any changes to the membership of the Committee.
2. **Minutes** (To Follow)  
To confirm as a correct record the Minutes of the meeting of the Committee held on 16 June 2025.
3. **Declarations of interest**
  - (a) To receive declarations of non pecuniary interests in respect of items on this agenda  
**For reference:** Having declared their non pecuniary interest members may remain in the meeting and speak and, vote on the matter in question. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.
  - (b) To receive declarations of disclosable pecuniary interests in respect of items on this agenda  
**For reference:** Where a Member has a disclosable pecuniary interest he/she must leave the meeting during consideration of the item. However, the Member may remain in the meeting to make representations, answer questions or give evidence if the public have a right to do so, but having done so the Member must then immediately leave the meeting, may not vote and must not improperly seek to influence the outcome of the matter. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.  
  
(**Please Note:** If Members and Officers wish to seek advice on any potential interests they may have, they should contact Governance Support or Legal Services prior to the meeting.)
4. **Urgent items**  
To consider any other items that the Chairman decides are urgent.
5. **Harbour Masters Safety and Management Report** (Pages 3 - 14)  
To note the Harbour Masters Safety and Management Report.
6. **Harbour Budget 2026/27 and Schedule of Fees and Charges** (Pages 15 - 54)  
To consider a report on Harbour Authority revenue budget and to set the level of fees and charges, for the forthcoming year.
7. **Port and Marine Facilities Safety Code Action Plan** (Pages 55 - 62)  
To note a report on an action plan, developed by the Harbour Authority to ensure that all findings can be addressed prior to the audit declaring compliance with the Port and Marine Facilities Safety Code.

**Meeting:** Harbour Committee

**Date:** 5<sup>th</sup> January 2026

**Wards affected:** All wards

**Report Title:** Harbour Masters Safety and Management Report

**When does the decision need to be implemented?**

**Director Contact Details:** Matt Reeks, Interim Director of Tor Bay Harbour Authority  
[matt.reeks@swisco.co.uk](mailto:matt.reeks@swisco.co.uk)

## 1. Purpose of Report

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- 1.1. To provide Members of the Harbour Committee with an update on the current safety and management considerations of the Harbour

## 2. Reason for Proposal and its benefits

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- 2.1 As required by the Port and Marine Facilities Safety Code, Members of the Harbour Committee as duty holders are required to be aware of safety and management issues.

## 3. Recommendation(s) / Proposed Decision

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- 3.1 That Members of the Harbour committee note the contents of the Harbour Masters report.

## 4. Appendices

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- 4.1 None.

## 5. Background Documents

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- 5.1 None.

## Supporting Information

## 6. Safety.

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- 6.1 All safety inspections and general safety precautions have been conducted as per policy.

- 6.2 Two members of public recently reported falling on Haldon Pier. An ASSURE safety report was completed for each incident and investigations have taken place. Although the pier surface is uneven in a lot of areas the maintenance team are continuously making patch repairs to the surface. Signage is placed in prominent places warning of trip hazards.
- 6.3 The Harbour Master has met with the Lead Highway Inspector and it has been agreed that the SWISCo Highways Inspection Team will now be responsible for safety inspections on the public realm areas of the Harbour Estate to ensure a consistent approach. Harbours team will continue to inspect the maritime element of the ports and will make the required repairs within the harbour team or use external contractors for larger works.
- 6.3 A fisherman was injured in Brixham when a trawl door fell from the quayside and struck him knocking him over. He was later found to have non-life changing injuries. The HSE and Police attended the harbour to investigate. MAIB have requested footage from the corporate CCTV team for their investigation which was provided.
- 6.4 New vehicle barriers and ANPR cameras are being installed at all harbours. Torquay is completing the first installation with Brixham following closely behind. This will assist in the management of vehicles entering the sites for non-business matters. A continuous problem in all three harbours on a daily occurrence.
- 6.5 Whilst contracted divers were working on the bridge and cills. The inner cill gate automatically raised whilst the diver was working on the outer gate. A SHE and MarNis report was completed and the incident was forwarded to the HSE dive inspectorate by the Torbay Health and Safety manager prompting an investigation. Prior to an inspection the SOP was reviewed and amended to include a lock out procedure. The RA was also reviewed and amended. The recommendations put forward by the HSE were in place prior to the issue of their notice. The incident was then closed off.
- 6.6 In November a visiting yacht caught on fire and sunk while berthed at the Town pontoon in Brixham Harbour, the owner of the vessel sustained minor burns and was transferred to Derriford Hospital. The owner has subsequently been discharged from hospital. The vessel was swiftly recovered by a third-party contractor, and the incident is now being investigated by Fire Investigations UK.
- 6.7 In November a HGV driver sustained a head injury after falling from height, while unloading his trailer in Brixham Harbour. This incident was reported by a Harbour User. A SHE Assure incident has been raised.
- 6.8 Members of Harbour management undertook a 2 week NEBOSH health and safety course held at SWISCo to further enhance Health and Safety practices within the harbour.
- 6.9 Work is underway in enhancing and developing a new Health and Safety Marine Management System, incorporating the latest edition of the Port and Marine Facilities Safety Code.

## 7. Regulatory

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- 7.1 Following another round of recruitment and interviews no suitable replacement Harbour Master has been found. Nick Burns has stepped into the position of Interim Harbour Master to ensure compliance with the Port and Marine Facilities Safety Code. Two new Deputy Harbour Masters have been recruited. Ollie Parker-Ford joined the team in August. He has a wealth of experience being the Royal Marines landing craft training Officer. George O'Rourke joined us in the beginning of October. His previous role was First officer on passenger vessels with Carnival corporation. We welcome them both to the team. Andy Wakeham has retired as Harbour Foreman after 38 years working in Torquay. The recruitment for his replacement concluded with Grant Costin being appointed into the position of Torquay Harbour Foreman (Team Leader).
- 7.2 The Department for Transport (DfT) re-visited Torquay harbour during the cruise ship Spirit of Discovery's visit. They inspected the temporary restricted area and paperwork associated to the visit. The Port Security Plan has been amended to include Ollie and George as future Port Facility Security Officers and has been sent to DfT. Drills and exercises have been carried out in compliance with regulations.
- 7.3 The designated person for Tor Bay Harbour, James Hannon undertook a gap analysis of the Harbour Authority under the Port and Marine Facilities Safety Code on the 2<sup>nd</sup> December, this was followed by designated person training for Harbour committee members that was held on the 4<sup>th</sup> December in Brixham Harbour. A report on the gap analysis undertaken is expected to be published in the new year.
- 7.4 A review of all leases and licenses relating to the Brixham Harbour Estate is being undertaken by the Councils development partner. This will establish a clarity around the current situation and also allow a strategy to be developed for future income and rent monitoring.
- 7.5 No statutory Harbour approvals or requests have been requested.

## 8. Engagement and Consultation

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- 8.1 The quarterly Brixham and Torquay/Paignton liaison forums were held in September. Additional effort has been made to encourage attendance, and any future key outcomes will be shared with the Committee.
- 8.2 The Harbour team, working in conjunction with the Councils Regeneration partner have met with all the Brixham tenants and operators over recent months to share with them outline proposals for the new development in Oxen Cove. The engagement was based on identifying the operators' key requirements in terms of additional space or facilities to ensure that the final designs for the new premises in Oxen Cove delivers the best possible outcome. The team are now working with the architects and project team to establish the best possible fit with these requirements.

- 8.3 Brixham Harbour hosted the Sardine Festival in August, despite the arrangements being somewhat last minute the team worked hard to accommodate the festival completely within the Harbour site. The festival was considered a great success and the organisers have expressed a desire to hold it on site again next year.
- 8.4 The Harbour Master has attended Water safety forums and Port Welfare Committee meetings. Ollie Parker Ford attended the SWRPA meeting in the HM's absence.

## 9. Asset and Plant

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- 9.1 The new patrol boat, Papa 4 is now complete and following its successful coding inspection and is fully compliant with the new Workboat 3 code. The purpose built floating jetty has been installed behind the ferry pontoon in Brixham and Papa 4 will be based there permanently to operate as required for patrolling and operations from Brixham.
- 9.2 The Torquay patrol boat, Oscar 4 has also passed the annual inspection for Workboat 3 code with no deficiencies.
- 9.3 The Brixham workboat, Signal II has had works completed to comply with the inspection and after some minor changes is now back to being coded on Small Commercial Vessel 2 coding.
- 9.4 The Torquay workboat, Fortune, is coded under the SCV code and was inspected in October passing with no issues.
- 9.5 The new Meter Macs System has been installed in Brixham and following a few minor technical issues now appears to be working. Havills and Wemco will be investigating some issues for the water delivery aspect of the equipment and we hope to see improvements in delivery and charging for the future. Despite social media posts to the contrary ALL customers who are subscribers to the Meter Mac system were made aware of the changes well in advance through email, posters and letters and no issues were reported. Some minor problems are still being reported and we are investigating solutions.
- 9.6 A full inspection by property services was undertaken in November of BTA's facilities after directors highlighted rising defects and untimely rectifications. Following a meeting in December, an action plan and costings for works required is being undertaken, with works scheduled to commence in March 2026.

## 10. Forthcoming Actions

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- 10.1 All three harbours are operating satisfactorily. General maintenance is being undertaken and where possible there is a continuous drive for clearing away rubbish especially in

Brixham. New waste facilities are in place there and a new charge will be set for the waste disposal subject to committee approval.

- 10.2 The clearing of abandoned vessels in the Harbours continues with another four arrest notices due to expire and vessels will then be removed from harbours. Two vessels sold by MDL Marina made the news following a breakdown of the towing vessel. Ports along the coast refused entry under the dangerous vessels act HM relied on the act to refuse entry back into Brixham as the vessel was reported to be in danger of sinking.
- 10.3 The Brixham outer harbour moorings maintenance contract has been awarded to Millenium Marine and the Brixham inner harbour mooring chains replacement will be carried out by Brixham Sea Farms. Both Local companies.
- 10.4 The "Versa Dock" pontoon for the Brixham breakwater has been delivered, assembled and towed to Brixham. Spring tidal conditions permitted the sinkers to be dug into the seabed and the pontoon is now fully installed and operational.
- 10.5 One new Harbour Assistant was appointed in June and a Harbour Assistant is currently being onboarded after the promotion of the Harbour Assistant to Foreman in Torquay. An additional Administrative Assistant has also been recruited on a temporary contract.
- 10.6 The security contract moved across to SWISCo in July, the team are bedding in well and regular harbour patrols has commenced. Landing notices are now issued to all vessels landing at Brixham.
- 10.7 SWISCo have begun installing 50 new public benches around the Harbour in Brixham as part of the port improvement works, all commemorative plaques will be replaced, and benches can be collected by sponsors if so required. Work to complete the installation of the Festoon lighting was abandoned during the summer holidays due to the risk and impracticalities of installation during the busy period.
- 10.8 Due to a lack of effective security arrangements over recent years there has been a lack of oversight and subsequent charging in terms of waste disposal on the quayside at Brixham. This has led to a custom and practice of waste of all types being abandoned unsafely on the quayside creating operational difficulties and ultimately being removed free of charge by the Harbour Assistants and as a result costing the Authority significant sums and preventing the team carrying out essential repair and maintenance work.

With the new security arrangements in place over the coming weeks the Harbour Master and Deputies will meet with commercial operators to discuss and advise of future arrangements. It is vital that Brixham Harbour continues to provide the required services for commercial operators such as waste disposal, but this cannot occur at cost to the Authority.

A waste management scheme will be discussed and introduced which gives masters of commercial vessels and owners the responsibility to identify waste generated by their working practices, where applicable under mooring charges it will be disposed of as part of the Mooring Charge, but any waste that falls outside of the Mooring Charge provision, such

as commercial waste including nets and cable will be charged as per the current schedule of charges.

10.9 The “Northern Arm” proposal remains live and further meetings on this subject are being held.

10.10 A new maintenance and repair contract is now in place for the Millenium Bridge and cill in Torquay Harbour. There are still issues with the hydraulic and electrical systems and the new contractor has been asked to provide a quote for a full refurbishment and replacement programme. Hydraulic failures have occurred recently, but repairs have been prompt from the new company. Following a recent inspection a damaged bush on the cill operation linkage has been identified. We carried out an investigation on 10<sup>th</sup> September spring tides. After the inspection a recommendation was produced to replace the damaged linkage. Estimates have been requested for the works and are in the region of £130,000. Failure to carry out the works could result in a catastrophic failure of the basin cill gate. Both gates are still functioning as normal but there is a higher risk of failure due to this linkage issue.



## 11. Equality Impact Assessment

Protected characteristics under the Equality Act and groups with increased vulnerability	Data and insight	Equality considerations (including any adverse impacts)	Mitigation activities	Responsible department and timeframe for implementing mitigation activities
Age Page 9	18 per cent of Torbay residents are under 18 years old. 55 per cent of Torbay residents are aged between 18 to 64 years old. 27 per cent of Torbay residents are aged 65 and older.	There is no differential impact.		
Carers	At the time of the 2021 census there were 14,900 unpaid carers in Torbay. 5,185 of these provided 50 hours or more of care.	There is no differential impact.		
Disability	In the 2021 Census, 23.8% of Torbay residents answered that their day-to-day activities were limited a little or a lot by	There is no differential impact.		

	a physical or mental health condition or illness.			
Gender reassignment	In the 2021 Census, 0.4% of Torbay's community answered that their gender identity was not the same as their sex registered at birth. This proportion is similar to the Southwest and is lower than England.	There is no differential impact.		
Marriage and civil partnership	Of those Torbay residents aged 16 and over at the time of 2021 Census, 44.2% of people were married or in a registered civil partnership.	There is no differential impact.		
Pregnancy and maternity	Over the period 2010 to 2021, the rate of live births (as a proportion of females aged 15 to 44) has been slightly but significantly higher in Torbay (average of 63.7 per 1,000) than England (60.2) and the South West (58.4). There has been a notable fall in the numbers of live births since the middle of the last decade across all geographical areas.	There is no differential impact.		

Race	In the 2021 Census, 96.1% of Torbay residents described their ethnicity as white. This is a higher proportion than the South West and England. Black, Asian and minority ethnic individuals are more likely to live in areas of Torbay classified as being amongst the 20% most deprived areas in England.	There is no differential impact.		
Religion and belief	64.8% of Torbay residents who stated that they have a religion in the 2021 census.	There is no differential impact.		
Sex	51.3% of Torbay's population are female and 48.7% are male	There is no differential impact.		
Sexual orientation	In the 2021 Census, 3.4% of those in Torbay aged over 16 identified their sexuality as either Lesbian, Gay, Bisexual or, used another term to describe their sexual orientation.	There is no differential impact.		
Armed Forces Community	In 2021, 3.8% of residents in England reported that they had previously served in the UK armed forces. In Torbay,	There is no differential impact.		

	5.9 per cent of the population have previously served in the UK armed forces.			
<b>Additional considerations</b>				
Socio-economic impacts (Including impacts on child poverty and deprivation)		There is no differential impact.		
Public Health impacts (Including impacts on the general health of the population of Torbay)		There is no differential impact.		
Human Rights impacts		There is no differential impact.		
Child Friendly	Torbay Council is a Child Friendly Council, and all staff and Councillors are Corporate Parents and have a responsibility towards cared for and care experienced children and young people.	There is no differential impact.		

## 12. Cumulative Council Impact

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12.1. None.

## 13. Cumulative Community Impacts

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13.1. None.

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**Meeting:** Harbour Committee

**Date:** 5<sup>th</sup> January 2026

**Wards affected:** All wards in Torbay

**Report Title:** Harbour Budget 2026/27 and Schedule of Fees and Charges

**Report Contact Details:**

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Ian Rowswell  
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## 1. Purpose of Report

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- 1.1 The Harbour Committee is required annually to approve the Harbour Authority revenue budget and to set the level of fees and charges, for the forthcoming year.

## 2. Reason for Proposal and its benefits

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- 2.1 This report seek approval for the proposed Harbour Authority budget to be included within the 2026/27 budget proposals for Torbay Council. The proposed balanced budget includes £4,391,000 expenditure from the revenue budget, funded from various income including rental income, and income from pontoon berths and fish tolls. These figures have been based on proposed increases to fees and charges as outline in a separate paper, also for inclusion within the Torbay Council Budget proposals.

### 3. Recommendation(s) / Proposed Decision

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- i. That the Tor Bay Harbour Authority Schedule of Charges, Dues & Fees for 2026/27 as set out in Appendix 1, be approved, subject to public consultation commencing ending mid-January 2026.
- ii. That the Cabinet be recommended to include the proposed balanced budget for the Harbour Authority 2026/27 and the associated Schedule of charges, dues and fees 2026/27, as set out in this report and Appendix 1 and 2, within its budget proposals to Council.

#### **Appendices**

Appendix 1: Proposed Tor Bay Harbour Authority Schedule of Charges, Dues & Fees 2026/27.

Appendix 2: Proposed Tor Bay Harbour Authority revenue budget 2026/27

#### **Background Documents**

Tor Bay Harbour Authority Schedule of Charges, Dues & Fees 2025/26

Tor Bay Harbour Act 1970

Tor Bay Harbour (Torquay Marina Act &c.) Act 1983



# Supporting Information

## 1. Introduction

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- 1.1 Following a review of the in-year financial position, a draft budget for 2026/27 has been finalised (Appendix 2) based on previous years outturn and latest projections for the current year. It has also been based on recommended increases for the 2026/27 schedule of charges, dues and fees as set out in Appendix 1, which recognise the current and predicted level of pay and price increase.

## 2. Options under consideration

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- 2.1 The Harbour Committee, on behalf of the Harbour Authority, are to annually set and approve a balanced revenue budget and to set the level of fees and charges accordingly. Both the Proposed Budget and Schedule of Charges, Dues & Fees for 206/27 will be included within Torbay Council's budget consultation papers for further consideration, leading up to final approval of the Councils Budget in February 2026.
- 2.2 Fees and charges have been raised by an average of 3.5%, rounded up to the nearest £, based on estimated pay and price increases for 2026/27. Raising fees and charges at an above inflation rate could have an adverse impact on the take up of services from Harbour customers and could result in an under achievement against income targets.
- 2.3 The proposed budget has been prepared using an estimate of 2.5% for general inflation and costs increases and 4% for pay increases in 2025/26. The current UK CPI figure for Sept 2025 was 3.8%, projected to reduce to around 2% over the next year or two.

## 3. Financial Opportunities and Implications

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- 3.1 The 2026/27 budget remains challenging due to increasing costs, particularly in respect of repairs and maintenance and security, as well as uncertainty relating to the level of pay award expected. The opportunity to manage these pressures through increases to fees and charges is limited due to cost of living and market restrictions.
- 3.2 The income projected from fish tolls in 2025/26 is however, higher than budgeted and this is expected to increase into 2026/27 and beyond, offsetting these estimated spending pressures.
- 3.3 The opening balance of the Harbour Reserves fund is estimated to be £1.099m at 1/4/2026, following drawdown of almost £0.5m to fund a programme of one-off repairs, maintenance and improvements. A programme of works for 2026/27 will be agreed with the Head of Tor Bay Harbour Authority and funded by a transfer from Reserves.

- 3.4 The Fish Toll income budget is prudently proposed at a level below the projected year end outturn for 25/26, recognising risk/uncertainty. If similar levels to 2025/26 were achieved next year, this would help offset any unforeseen expenditure and possibly result in a surplus that would top up the reserves.
- 3.5 Over the coming months a full review and inspection of Harbour assets, infrastructure and operating procedures will take place with a view to establishing a long-term maintenance and replacement programme to inform future budget strategy. This work will also inform a review of the annual contribution to the Council's general fund, which has been held at the same level of previous years.

## 4. Legal Implications

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- 4.1 There are no legal implications that arise from this report.

## 5. Engagement and Consultation

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- 5.1 The Harbours budget and the fees and charges for 2026/27 are included within the budget proposals for Torbay Council, which have been published for public consultation for a 6-week period from 3 December 2026.
- 5.2 The Harbour Committee received an update on the proposed budget 2026/27 at a training session on 4 December 2026, prior to the Committee Meeting on 22 December 2026.

## 6. Purchasing or Hiring of Goods and/or Services

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- 6.1 Not applicable

## 7. Tackling Climate Change

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- 7.1 Not applicable

## 8. Associated Risks

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- 8.1 There is a **medium** risk that the budget will not be met due to the variability related to income from Fish tolls. A similar risk relates to the income from quayside facilities and services budget. Income budgets have been set based on previous years actual income and latest projections for 25/26.

- 8.2 There is a **medium** risk that unforeseen expenditure e.g. to fix storm damage, could impact on achievement of the budget and may deplete the Harbour Reserve Fund. Across the local authority asset repair and maintenance has been managed to balance financial, maintenance and health and safety issues. The condition of the Harbour Estate is reviewed regularly however given the maritime locality there is a risk that weather events will result in this unforeseen expenditure. A further £65k (17% increase) has been added to the proposed Harbour's repairs and maintenance budget for 2026/27 and further work will be undertaken to review condition and assess risk.
- 8.3 There is a **medium** risk that continued withdraws from Harbour reserves, without any top ups, will see reserves reduce over the coming years to an unacceptable level. Further work is required following the review of harbour assets and infrastructure, to assess future drawdowns and the potential impact on reserve levels.
- 8.4 There is a **low** risk that boat owners will relocate their vessels or business to other harbours which are cheaper. This has been mitigated by analysing the regional market to ensure that our prices remain competitive.
- 8.5 There is a **low** risk that the scale of the General Fund contribution could attract a challenge under the Local Audit and Accountability Act 2014, auditing the Harbour Account alongside the Council's audit would allow any issues to be identified. The Harbour Committee is reminded that any qualified objection is likely to require substantial administrative effort to resolve.

## 9. Identify the potential positive and negative impacts on specific groups

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	Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
Older or younger people			X
People with caring Responsibilities			X
People with a disability			X
Women or men			X
People who are black or from a minority ethnic background (BME) (Please note Gypsies /			X

Roma are within this community)			
Religion or belief (including lack of belief)			X
People who are lesbian, gay or bisexual			X
People who are transgendered			X
People who are in a marriage or civil partnership			X
Women who are pregnant / on maternity leave			X
Socio-economic impacts (Including impact on child poverty issues and deprivation)			X
Public Health impacts (How will your proposal impact on the general health of the population of Torbay)			X

## 10. Cumulative Council Impact

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10.1 None

## 11. Cumulative Community Impacts

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11.1 None

HARBOUR REVENUE ACCOUNTS DRAFT BUDGET 2026/27

TOR BAY HARBOUR AUTHORITY

Expenditure	2025/26 Original Budget £ ,000	2025/26 Q2 Projected Outturn £ ,000	2026/27 Proposed Budget £,000	NOTE		2025/26 Original Budget £ ,000	2025/26 Q2 Projected Outturn £ ,000	2026/27 Proposed Budget £,000	NOTE
Harbour Employee Costs	875	885	1001	NOTE 1					
Premises Costs:-					Expenditure brought forward	4,157	4,860	4391	
Repairs and Maintenance	385	516	450	NOTE 2	Income				
Energy & Water	401	401	411		Rents and Rights :-				
Cleaning & Waste	64	89	66		Property and Other Rents/Rights	692	764	750	NOTE 8
Other Premises & Insurance costs	229	229	235		Marina Rental	642	642	664	
Operational Costs:-					Operating Income :-				
Security Services including CCTV	182	233	230	NOTE 3	Harbour Dues	63	64	65	
Professional Services	79	79	81		Visitor and Slipway	106	82	110	
Equipment and V&P	62	74	64		Mooring fees	264	295	273	
SWISCo	103	103	106		Pontoon Berths	792	802	820	
General & administration expenses	85	91	87		Fish Toll Income	1,300	1,500	1400	NOTE 9
Internal Support Services	269	269	276		Recharged Services	132	106	137	
User Charges Concessions	20	26	21		Harbour Facilities charges	66	66	68	
Conservancy (Dredging)	100	100	100		Licences & Contractor passes	43	48	45	
Capital Charges	584	584	584	NOTE 4	Reserved Car Parking	26	26	27	
Projects Earmarked From Reserves	0	462	TBC	NOTE 5	Miscellaneous & Administration charges	31	31	32	
					Contribution from Reserve	0	462	TBC	
IFCA Precept	29	29	29			4,157	4,887	4391	
Contribution to General Fund - EHO	38	38	0	NOTE 6					
Contribution to General Fund (Asset Rental)	652	652	652	NOTE 7					
	4,157	4,860	4,391		Operating Surplus /(Deficit)	0	27	0	

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<b>RESERVE FUND 26/27</b>
Estimated (at Q2) opening Balance as at 1/4/26
Interest Receivable (estimated)
Est Net Surplus / (Deficit) from Revenue Account
Contribution to Revenue
Expected Closing Balance as at 31/3/27

Q2	
1,099	
54	
0	
0	Note 5
1,153	

Note: In line with Harbour Committee minute 398 (5) December 2011 the recommended minimum reserve level is 20% of budgeted turnover to meet any deficit in the revenue budget or winter storm damage. Using current budgeted figures this would mean maintaining a reserve of at least £831k.

**HARBOUR REVENUE ACCOUNTS DRAFT BUDGET 2026/27**

**NOTES**

- 1

Staffing budgets have been increased based on an estimated overall pay award of 4% and includes latest staffing structures.
- 2

The budget for R&M has been increased to £450k (an increase of 17%), whilst other premises costs have increased for general inflationary costs at 2.5%. This reflects previous pressures in this budget.
- 3

The budget for security has been increased by 26%, whilst other operational budgets have increased by just 2.5% for general inflationary pressures. This reflects the increased contractual costs in this area necessary to keep the estate safe.

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The budget for capital charges has remained at the levels of 25/26 as no changes to cost expected. Financing costs of various Harbour schemes are estimated as per previous years - as follows:

	£k
Torquay Town Dock	20
Torquay Town Dock - replacement	95
Torquay Inner Harbour Pontoons	54
Torquay Haldon Pier	81
Brixham Harbour Regeneration	282
Brixham Harbour Jetty	38
Harbour Light	14
	<hr/> 584

- 5 A programme of works will be agreed with the Head of Tor Bay Harbour Authority and funded by a transfer from Reserve
- 6 The contribution towards the EHO service has been removed as this is currently under discussion/review. A contribution of £19k (50% reduction) may be required, which could be offset by a slightly increased fish tolls budget.
- 7 The general fund contribution to Torbay Council has been budgeted at the same level with no inflationary increase.
- 8 The budget for rental income has been increased to £750k (circa 8%) to reflect actuals coming through in 25/26, which are expected to continue into 26/27
- 9 The budget for Fish Tolls income has been increased to £1.4m to reflect improved actual figures in recent years. It is below the projected year end figure for 25/6 as to reflect the risks around this income stream. Other operating income budgets have been increased by 3.5%

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2025-26 Schedule of Charges, Dues & Fees

Section 2 – Visitor Facilities				
Visitor Charges Recreational (per night or over 2 hours)	Per Day	2026/27 Proposed 3.5% increase	2026/27 Proposed 3.5% increase to nearest £	
Up to 5.5m (18ft)	£14.00	£14.49	£16.00	To include waste levy and charges are lower than the Marina.
Over 5.5m (per meter)	£3.00	£3.11	£4.00	To include waste levy and charges are lower than the Marina.
Catamaran & Trimaran (per meter)	£4.00	£4.14	£4.00	Charge held at 2025/2026 price.
Visitor short stay charge up to 4 hours	£1.00 per hour		£1.00 per hour	Proposed new charge, to support ongoing maintenance of visitor facilities, a short stay charge is proposed. Irrespective of length, it is proposed to charge visiting vessels (<4 hours) an hourly charge of £1.00/hour. This charge is common to many neighbouring harbours/marinas.
Visitor Charges - Commercial Boats	Per Day	Per Day	Per Day	
Commercial vessels visiting an enclosed harbour (per metre)	£3.00	£3.11	£4.00	This charge has not increase over the last couple of years.
Commercial vessels laid up un-laden (& gas free if applicable)	£10.00	£10.35	£12.00	This charge has not increase over the last couple of years.
Commercial vessels anchored in Tor Bay – per day or part	£164.00	£169.74	£170.00	
(Those seeking shelter are exempt from this charge)				
Vessels anchored in Tor Bay or underwater survey, hull cleaning or repairs – per day or part	£322.00	£333.27	£333.00	
Visitor Charges (per night or over 2 hours)	Per Week	Per Week	Per Week	
Up to 5.5m (18ft)	£71.00	£73.49	£80.00	To include waste levy and charges are lower than the Marina.
Over 5.5m (per meter)	£11.00	£11.39	£15.00	To include waste levy and charges are lower than the Marina.
Catamaran and Trimaran (per meter)	£18.00	£18.63	£19.00	
Visitor Charges - Commercial	Per Week	Per Week	Per Week	
Commercial vessels laid up un-laden (& gas free if applicable)	£20.00	£20.70	£22.00	
Visitor Charges - Other	Per Day	Per Day	Per Day	
Commercial vessels taking up or discharging fuel oil or supplies within an enclosed harbour (max stay 24 hours) – per m LOA per day or part	£38.00	£39.33	£39.00	
Launch & Recovery Fees - Daily Slipway Charges	Per Day	Per Day	Per Day	
Up to 3m	£10.00	£10.35	£10.00	

Up to 5.5m (18ft)	£19.00	£19.67	£20.00	
Over 5.5m	£30.00	£31.05	£31.00	
Canoes/Kayaks/Paddleboards	£6.00	£6.21	£6.00	
<b>Personal Watercraft (Jet Skis) Launching &amp; Recovery on Slipway</b>	<b>Per Day</b>	<b>Per Day</b>	<b>Per Day</b>	
Standard Charge, Launch per craft	£24.00	£24.84	£26.00	Increase charge to discourage unqualified Jet Ski users and to further promote sea safety within the bay.
Qualified Charge, Launch per craft	£16.00	£16.56	£17.00	
<b>Personal Watercraft (Jet Skis) Launching &amp; Recovery on Slipway</b>	<b>Per Week</b>	<b>Per Week</b>	<b>Per Week</b>	
Standard Charge, Launch per craft	£118.00	£122.13	£128.00	Increase charge to discourage unqualified Jet Ski users and to further promote sea safety within the bay.
Qualified Charge, Launch per craft	£75.00	£77.63	£78.00	
Registration Fee, per craft – Standard & Qualified	£24.00	£24.84	£25.00	
<b>Trailer Parking</b>	<b>Per Day</b>	<b>Per Day</b>	<b>Per Day</b>	
Trailer parking	£11.00	£11.39	£11.00	
<b>Trailer Parking</b>	<b>Per Week</b>	<b>Per Week</b>	<b>Per Week</b>	
Trailer parking	£59.00	£61.07	£61.00	
<b>Quayside Berthing, Drying Out &amp; Storage on Quays – subject to availability</b>	<b>Per Day</b>	<b>Per Day</b>	<b>Per Day</b>	
Use of slipway/beach to dry out/ and other quayside berths for repairs	£5.00	£5.18	£5.00	
Per m/per day				
Use of Grids exclusive of harbour dues Brixham Harbour only	£6.00	£6.21	£6.00	
Per m/per day				
Boat storage on the Quay (on or off a trailer)	£4.00	£4.14	£4.00	
Per m/per day				
<b>Visitor Cargo Dues – Goods (Exclusive of VAT)</b>				
<b>Vessels undertaking fish and cargo trans-shipments</b> - Trans-shipment of all cargo and or products, whether at anchor or under way within Tor Bay Harbour jurisdiction				
General Cargo/Other Commodities - per pallet	£4.00	£4.14	£4.00	
General Ships Stores/Spares etc. - per tonne	£3.00	£3.11	£3.00	
<del>Waste Bins (1100 litres) – per unit</del>	<del>£4.00</del>	<del>£4.14</del>	<del>£4.00</del>	Remove and use other waste charge
<b>Visitor Passenger Vessels</b>				
MCA coded vessels and MCA class V,VI, VIA vessels & EU classes & other passenger vessels; per passenger per visit	£4.00	£4.14	£4.00	
Cruise ships; per passenger per visit	£5.00	£5.18	£5.00	
MCA coded vessels and MCA class V,VI, VIA vessels & EU classes visiting Tor Bay Harbour (combined charge)	£393.00	£406.76	£407.00	

Section 3 – Annual Harbour Facilities	2025/26	2026/27 Proposed 3.5% increase	2026/27 Proposed 3.5% increase to nearest £	
<b>Annual Berthing Charges - Inclusive of Harbour Dues</b>				
<b>Torquay – Minimum 6m charge – Per Berth</b>				
Town Dock & Princes Pier Pontoon – Private and Commercial Vessels up to 6m	£1,889.00	£1,955.12	£1,955.00	
Town Dock & Princes Pier Pontoon – Private and Commercial Vessels up to 8m	£2,519.00	£2,607.17	£2,607.00	
Town Dock & Princes Pier Pontoon – Private and Commercial Vessels up to 10m	£3,148.00	£3,258.18	£3,258.00	
Town Dock & Princes Pier Pontoon – Private and Commercial Vessels up to 12m	£3,778.00	£3,910.23	£3,910.00	
Town Dock & Princes Pier Pontoon – Private and Commercial Vessels over 12m, Per M	£315.00	£326.03	£326.00	
Inner Harbour Private & Commercial Vessel up to 6m	£1,435.00	£1,485.23	£1,485.00	
Inner Harbour Private & Commercial Vessel up to 8m	£1,913.00	£1,979.96	£1,980.00	
Inner Harbour Private & Commercial Vessel up to 9.14m	£2,182.00	£2,258.37	£2,258.00	
Jet Ski pods	£1,184.00	£1,225.44	£1,225.00	
<b>Paignton – Minimum 6m charge - Per Mooring</b>				
Trot mooring (no risers provided) up to 6.1m	£678.00	£701.73	£702.00	
Minimum charge				
Trot mooring (no risers provided) up to 8m	£1,047.00	£1,083.65	£1,084.00	
Commercial Trot mooring (no risers provided) up to 11m	£1,600.00	£1,656.00	£1,656.00	
Commercial Trot mooring (no risers provided) up to 14m	£2,035.00	£2,106.23	£2,106.00	
Outhaul mooring up to 4.5m	£408.00	£422.28	£408.00	Freeze 2025 charge as there are 17 vacant outhaul moorings.
Lying Along the Quayside	£130.00	£134.55	£135.00	
<del>Mooring Licence Fee</del>	<del>£6.00</del>	<del>£6.21</del>	<del>£6.00</del>	Remove charge to remove liability to the Harbour Authority.
<b>Brixham – Minimum 5m charge – Per Mooring</b>				
Outer Harbour Swinging Mooring up to 6.4m	£990.00	£1,024.65	£990.00	Freeze 2025 charges due to mooring vacancies and low waiting lists.
Outer Harbour Swinging Mooring up to 8m	£1,490.00	£1,542.15	£1,490.00	freeze to 2025 charges
Outer Harbour Swinging Mooring up to 9.14m	£1,509.00	£1,561.82	£1,509.00	freeze to 2025 charges
Outer Harbour Swinging Mooring up to 10m	£1,724.00	£1,784.34	£1,724.00	freeze to 2025 charges
Outer Harbour Swinging Mooring up to 11m	£1,906.00	£1,972.71	£1,906.00	freeze to 2025 charges
Outer Harbour Swinging Mooring up to 12.19m	£2,123.00	£2,197.31	£2,197.00	
Outer Harbour Swinging Mooring up to 15.24m	£2,591.00	£2,681.69	£2,682.00	

Outer Harbour Swinging Mooring over 15.24 charged per m	£181.00	£187.34	£187.00	
Inner Harbour Trot mooring (no risers provided) up to 5m	£678.00	£701.73	£702.00	
Inner Harbour Trot mooring (no risers provided) up to 6m	£721.00	£746.24	£746.00	
Inner Harbour Trot mooring (no risers provided) up to 7m	£847.00	£876.65	£877.00	
Inner Harbour Trot mooring (no risers provided) up to 8m	£975.00	£1,009.13	£1,009.00	
Inner Harbour Trot mooring (no risers provided) up to 9m	£1,005.00	£1,040.18	£1,040.00	
Inner Harbour Trot mooring (no risers provided) up to 10m	£1,254.00	£1,297.89	£1,298.00	
Lying Along the Quayside, per m	£131.00	£135.59	£136.00	
Use of Town Pontoon by Tenders (At Harbour Master's discretion) per m	£9.00	£9.32	£15.00	Increased as no increase over last 5 years
<b>Waiting List Fees for Mooring &amp; Facilities (Non refundable or transferable)</b>				
Waiting List Fee – Private berths & moorings	£26.00	£26.91	£27.00	
Waiting List Fee – Commercial berths & moorings	£54.00	£55.89	£56.00	
<b>Boat Parking, Storage on Quayside and Car &amp; Trailer Parking</b>				
Paignton Harbour Winter Storage Charge – Per m LOA	£56.00	£57.96	£58.00	
Paignton Harbour Summer storage of empty boat trailers (only available between May and October) – per month or part	£31.00	£32.09	£32.00	Remove and use daily/weekly visitor charge due to lack of space within the harbour.
<b>Paignton Harbour – Annual - Per Year or Part</b>				
• Dinghy Park Space (under 5m on hand launch trolleys)	£395.00	£408.83	£395.00	Freeze 2025 charges due to vacancies.
• Quay Boat Park Space (vessels under 6m on trailers) per m	£93.00	£96.26	£96.00	
• Multi Hull Spaces per m per day	£118.00	£122.13	£122.00	
• PARC Coastal Boat	£501.00	£518.54	£519.00	
<b>Torquay and Brixham Harbours - Boat parking under 6m LOA at where a facility exists – Annual - Per m/LOA/per year</b>				
• Single hull (includes racks at Torquay)	£91.00	£94.19	£94.00	
• Reduced charge	£47.00	£48.65	£49.00	
• Multi hull (occupying more than one space)	£118.00	£122.13	£122.00	
Paignton Harbour Annual horizontal racks, subject to availability (max, length 3.7m) – per year or part	£223.00	£230.81	£231.00	Remove this charge as only one using this facility and dinghy spaces available.
Annual Kayak/Canoe rack (where available) – per year or part	£149.00	£154.22	£154.00	
Annual Dinghy/tender rack – per year or part	£76.00	£78.66	£90.00	Frozen mooring prices, incese on tender prices due to demand.

Torquay Beacon Quay Annual car parking (quayside level only) –	£668.00	£691.38	£691.00	
per year or part				
Paignton Annual car parking permit	£259.00	£268.07	£268.00	
Brixham Oxen Cove Annual parking permit –	£420.00	£434.70	£420.00	Freeze due new ANPR system being installed in Brixham Harbour.
per year or part				
Annual trailer parking (only available with private annual launch & recovery pass) – per year or part	£118.00	£122.13	£122.00	
Annual Compound Charges – Passenger Vessels - MCA coded vessels < 24m LOA - per year or part	£124.00	£128.34	£128.00	
Annual Compound Charges – Passenger vessels - MCA class V,VI, VIA vessels, EU classes and coded vessels of 24m & over; per licenced passenger capacity - per person per year or part	£5.00	£5.18	£5.00	
<b>Launch &amp; Recovery Fees – Annual Slipway Charges</b>				
Annual launching and recovery pass for private use of slipways –	£52.00	£53.82	£54.00	
per m per year or part				
Annual launching & recovery pass for commercial use of slipways –	£59.00	£61.07	£61.00	
per m per year or part				
<del>Annual Jet ski launching and recovering pass per craft standard charge –</del>	<del>£355.00</del>	<del>£367.43</del>	<del>£367.00</del>	Remove charge to encourage jet ski users to become qualified.
<del>per year or part</del>				
Annual, Jet ski launching and recovering pass per craft ‘qualified’ charge –	£237.00	£245.30	£245.00	
per year or part				
<b>Passenger Vessels – Landing/Embarkation Charges</b>				
MCA coded vessels and MCA class V,VI, VIA vessels & EU classes & other passenger vessels; per passenger per visit	£4.00	£4.14	£4.00	
Cruise ships; per passenger per visit	£5.00	£5.18	£5.00	
<b>Passenger &amp; Commercial Vessels – Annual Compound Charges</b>				
MCA coded vessels < 24m LOA - per year or part	£124.00	£128.34	£128.00	
MCA class V,VI, VIA vessels, EU classes and coded vessels of 24m & over; per licenced passenger capacity - per person per year or part	£5.00	£5.18	£5.00	
MCA coded and MCA class V,VI, VIA Passenger vessels and EU classes visiting Tor Bay Harbour (combined charge) – per year or part	£393.00	£406.76	£407.00	
Launching & Recovery pass for commercial use of slipways per m/per year	£59.00	£61.07	£61.00	

Section 4 - Fishing & Commercial Vessel Facilities	2025/26		2026/27 Proposed 3.5% increase to nearest £			
Visiting Motor Fishing Vessel	Per Day	Per Week	Per Day	Per Week	Per Day	Per Week
Motor fishing vessels landing fish which attract fishing tolls - Free for the day of landing	£35.00		£36.23		£36.00	
	per day for MFV < 20m		per day for MFV < 20m		per day for MFV < 20m	
	£48.00		£49.68		£50.00	
	per day for MFV > 20m		per day for MFV > 20m		per day for MFV > 20m	
Visitor Charges - Commercial Boats - Per m	Per Day	Per Week				
Commercial vessels visiting an enclosed harbour	£3.00		£3.11		£3.00	
Commercial vessels laid up un-laden (& gas free if applicable)	£10.00		£10.35		£10.00	
Commercial vessels laid up un-laden (& gas free if applicable)		£19.00		£19.67		£17.00
Commercial vessels taking up or discharging fuel oil or supplies within an enclosed harbour (max stay 24 hours) – per m LOA per month or part	£38.00		£39.33		£39.00	
Commercial vessels anchored in Tor Bay – per day or part	£164.00		£169.74		£170.00	
(Those seeking shelter are exempt from this charge)						
Vessels anchored in Tor Bay or underwater survey, hull cleaning or repairs – per day or part	£322.00		£333.27		£333.00	
Goods (Exclusive of VAT)						
Fish (other than cured fish) including shellfish, crabs etc. brought into the harbour or to any place within the limits of the harbour by sea and sold, on the gross proceeds of fish.	£0.025 per £ (2.5% Ad Valorem)	£0.025 per £ (2.5% Ad Valorem)	£0.025 per £ (2.5% Ad Valorem)		£0.025 per £ (2.5% Ad Valorem)	
Fish overlanded and sold on the Brixham Fish market	£0.015 per £ (1.5% Ad Valorem)	£0.015 per £ (1.5% Ad Valorem)	£0.015 per £ (1.5% Ad Valorem)		£0.015 per £ (1.5% Ad Valorem)	
Fish overlanded onto the Harbour Estate but <b>not</b> sold on the market. Fish, Shellfish (Overland) and all products brought onto the Harbour Estate via road	£0.015 per £ (1.5% Ad Valorem)	£0.015 per £ (1.5% Ad Valorem)	£0.015 per £ (1.5% Ad Valorem)		£0.015 per £ (1.5% Ad Valorem)	
Fish and cargo trans-shipments Transshipment of all cargo and or products within Tor Bay Harbour Jurisdiction	£0.015	£0.015	£0.015		£0.02	
General Cargo/Other Commodities - per pallet	£4.00		£4.14		£4.00	
General Ships stores/Spares etc. - per tonne	£3.00		£3.11		£3.00	
Harbour Dues – Motor Fishing Vessels (MFVs) - Per m per year	Annual		Annual		Annual	
MFV based in and working from Tor Bay Harbour						
Under 8m LOA	£14.00		£14.49		£15.00	not increased over the years
8m – 12m LOA	£17.00		£17.60		£18.00	
Over 12m LOA	£19.00		£19.67		£20.00	
Licences	Annual		Annual		Annual	
Fish Salesman’s licence	£413.00		£427.46		£428.00	



(Includes use of Fish Market) per annum – Valid from 1 <sup>st</sup> April each year						
Fish Buyer’s licence	£413.00		£427.46		£428.00	
(Includes use of Fish Market) per annum – Valid from 1 <sup>st</sup> April each year						
<b>Waiting Lists for Mooring &amp; Facilities</b>						
Waiting List Fee (For MFV’s landing over £12,000 gross)	£54.00		£55.89		£56.00	
<b>Torquay Annual Berthing – MFV's landing over £12,000 gross</b>	<b>Annual</b>		<b>Annual</b>		<b>Annual</b>	
Princess Pier Pontoon up to 6m	£1,560.00		£1,614.60		£1,615.00	
Princess Pier Pontoon up to 8m	£2,079.00		£2,151.77		£2,152.00	
Princess Pier Pontoon up to 10m	£2,600.00		£2,691.00		£2,691.00	
<b>Paignton Annual Berthing Exclusive of Dues</b>	<b>Annual</b>		<b>Annual</b>		<b>Annual</b>	
Trot mooring (no risers provided) up to 6.1m - Per mooring	£62.00		£64.17		£64.00	
Minimum charge						
Trot mooring (no risers provided) up to 8m – Per mooring	£432.00		£447.12		£447.00	
Lying Along the Quayside Inclusive of dues – Per m LOA	£130.00		£134.55		£135.00	
Mooring Licence Fee	£62.00		£64.17		£64.00	
<b>Brixham Annual Berthing Exclusive of Dues</b>	<b>Annual</b>		<b>Annual</b>		<b>Annual</b>	
Outer Harbour Swinging Mooring up to 6.4m	£375.00		£388.13		£388.00	
Outer Harbour Swinging Mooring up to 8m	£876.00		£906.66		£907.00	
Outer Harbour Swinging Mooring up to 9.14m	£893.00		£924.26		£924.00	
Outer Harbour Swinging Mooring up to 10m	£1,108.00		£1,146.78		£1,147.00	
Outer Harbour Swinging Mooring up to 11m	£1,167.00		£1,207.85		£1,208.00	
Outer Harbour Swinging Mooring up to 12.19m	£1,383.00		£1,431.41		£1,431.00	
Outer Harbour Swinging Mooring up to 15.24m	£1,606.00		£1,662.21		£1,662.00	
Outer Harbour Swinging Mooring over 15.24 charged Per m	£118.00		£122.13		£122.00	
Inner Harbour Trot mooring (no risers provided) up to 5m	£62.00		£64.17		£64.00	
Inner Harbour Trot mooring (no risers provided) up to 6m	£106.00		£109.71		£110.00	
Inner Harbour Trot mooring (no risers provided) up to 7m	£232.00		£240.12		£240.00	
Inner Harbour Trot mooring (no risers provided) up to 8m	£359.00		£371.57		£372.00	
Inner Harbour Trot mooring (no risers provided) up to 9m	£389.00		£402.62		£403.00	
Inner Harbour Trot mooring (no risers provided) up to 10m	£639.00		£661.37		£661.00	
Lying Along the Quayside Inclusive of dues – Per m per annum	£131.00		£135.59		£136.00	
Use of Town Pontoon by Tenders (At the Harbour Master’s discretion) - per m per annum	£9.00		£9.32		£9.00	

Section 5 - Services and Other Charges	2025/26	2026/27 Proposed 3.5% increase	2026/27 Proposed 3.5% increase to nearest £	
<b>Electric</b>	<b>Current Charge</b>			
Level 1 card	£3	£3.21	£3.00	
Level 5 card	£12	£12.85	£13.00	
Level 10 card	£26	£26.78	£27.00	
Smart cards (available at Torquay & Paignton) – Initial charge for card / Credit added according to customer requirement / Visitor cards available	To be determined by the Harbour Master	To be determined by the Harbour Master	To be determined by the Harbour Master	
Brixham Harbour KW charge for Motor Fishing Vessels – Invoiced Quarterly	To be determined by the Harbour Master	To be determined by the Harbour Master	To be determined by the Harbour Master	
<b>Water - Water charges (zero rates VAT)</b>				
Up to 50 tonnes - per tonne	£5	£5.36	£5.00	
50 tonnes and over - per tonne	£4	£4.28	£4.00	
Fishing Vessels with freshwater tanks – 0m – 8m - per annum	£51	£52.49	£52.00	
Fishing Vessels with freshwater tanks – 8m – 12m - per annum	£76	£78.20	£78.00	
Fishing Vessels with freshwater tanks – 12m – 20m - per annum	£277	£287.09	£287.00	
Fishing Vessels with freshwater tanks over 20m	To be determined by the Harbour Master	To be determined by the Harbour Master	To be determined by the Harbour Master	
Brixham Harbour per cubic meter (where facility is in place)	To be determined by the Harbour Master	To be determined by the Harbour Master	To be determined by the Harbour Master	
<b>Crane</b>				
Storage on the Quay - per meter LOA per day or part	£4	£4.28	£4.00	
Site rental for mobile crane at Torquay Harbour	To be determined by the Harbour Master	To be determined by the Harbour Master	To be determined by the Harbour Master	Remove
Use of mobile commercial crane and/or Hiab on Harbour Property/Estate up to 4 hours (Inclusive of launch fee) - per crane	£54	£55.70	£56.00	
Use of mobile commercial crane and/or Hiab on Harbour Property/Estate over 4 hours (Inclusive of launch fee) - per crane/per day	£107	£110.34	£110.00	
<b>Labour &amp; Equipment</b>				
Labour charge (during normal working hours) - per hour or part	£56	£57.85	£58.00	
Labour charge (out of hours call out) - per hour or part			£116.00	New Charge to reflect increase labour cost when staff are required to respond out of hours to Harbour estate.
Hire of workboat including skipper and crew - per hour or part	£198	£204.60	£205.00	
Hire of workboat including skipper and crew - per day	£923	£955.53	£956.00	
09.00-17.00 hours				
Towing within enclosed Harbour - per ½ hour or part	£34	£35.35	£50.00	Increased to reflect use staff (minimum of 2) and workboat time.



Towing outside enclosed Harbour to nearest enclosed Harbour within Tor Bay - per ½ hour or part	£68	£70.70	£80.00	Increased to reflect use staff (minimum of 2) and workboat time.
Pumping out of vessels within the enclosed Harbour Pontoons- per hour	£62	£64.27	£64.00	
Hire of Forklift truck with driver - per hour or part	£69	£71.77	£72.00	
Forklift truck service to Ship's Agents	£26	£26.78	£27.00	
(Exclusive of VAT) - per pallet				
<b>Storage</b>				
Unleased quay areas for fish boxes, fishing gear, cargo containers etc. - per m2/per day, at Harbour Masters discretion	£3	£3.21	£4.00	This charge has not increase for a number of years increased.
Unleased quay areas for fish boxes, fishing gear, cargo containers etc. (subject to availability and at Harbour Masters discretion - per m2/per annum	£118	£122.12	£122.00	
Storage of Beams on unleased quay areas - per set/per week, at Harbour Masters discretion	£11	£11.78	£12.00	
Storage of waste bins (1,100 litres) - per bin per day	£4	£4.28	£4.00	
Secured Storage Torquay at the Harbour Masters Discretion- per pallet per day	£11	£11.78	£12.00	
Lock up storage (ship stores only) (Equipment removal & transportation costs at applicable hourly rate)	To be determined by the Harbour Master	To be determined by the Harbour Master	To be determined by the Harbour Master	
Storage lockers at Paignton Harbour (subject to availability) - per annum	£246	£254.95	£255.00	
<b>Licences</b>				
Fish Salesman's licence	£413	£427.42	£427.00	
(Includes use of Fish Market) per annum				
Fish Buyer's licence	£413	£427.42	£427.00	
(Includes use of Fish Market) per annum				
Harbour Estate trading licence (at the Harbour Masters discretion)	As per Council's Street Trading consent fee	As per Council's Street Trading consent fee	As per Council's Street Trading consent fee	
<b>Bunkering</b> (Charges do not apply where fuel is taken from the refuelling stations at BTA fuelling station at Brixham, Brixham Marina or South Pier at Torquay)				
For fuel oil delivered to vessels from tankers on shore or afloat up to 4,000 litres (minimum charge £30.00) - per litre delivered	£0	£0.05	£0.05	
For fuel oil delivered to ships from tankers on shore or afloat over 4,000 litres (minimum charge £30.00) - per 500 litres	£3	£3.22	£3.00	
For fuel oil delivered to ships from tankers on shore or afloat in Tor Bay	To be determined by the Harbour Master	To be determined by the Harbour Master	To be determined by the Harbour Master	
<b>Waste</b>				
Transportation to the Council refuse tip,	£190	£197.11	£197.00	
Including attendants & use of Council transport etc. per truck load or part load				

Council Tipping Charge	As per weighbridge load	As per weighbridge load	As per weighbridge load	
Provision of skip for fishing vessels in refit	At cost + 10%	At cost + 10%	At cost + 10%	
Unauthorised landing of waste (Fly tipping) charge + waste removal costs	£118	£122.12	£500.00	Charge increased to discourage fly tipping on Harbour estate and to align with Council charge.
Authorised landing of commercial waste - per dumpy bag/1100L	£48	£49.28	£49.00	
Annual Authorised landing of commercial waste per MFV			To be charged by the meter	New annual charge for waste directly linked to the fishing industry
Passenger Craft Waste Reception Facilities	To be determined by the Harbour Master	To be determined by the Harbour Master	To be determined by the Harbour Master	
<b>Other Charges</b>				
Administration Charge (This charge is at the discretion of the Harbour Master)	£59	£61.06	£50.00	Reduced to reflect actual cost of carrying out administration work, as this charged is used to change account details, transfer boat or mooring information.
Parking of an exhibition vehicle on Harbour Estate - per day or part	£89	£92.13	£92.00	
Unauthorised Parking Charge for parking without permission on Harbour Estate or exceeding permitted time per day or part there of	£30	£31.07	£40.00	
Replacement of swipe card or Fob for controlled access/electricity meters - per unit	£11	£11.78	£12.00	
Additional pontoon cleat	£59	£61.06	£61.00	
(Subject to Harbour Master's agreement) - per unit fitted				
Vessels of exceptional construction or methods of propulsion, or not otherwise covered	Such charges as may from time-to-time be fixed	Such charges as may from time-to-time be fixed	Such charges as may from time-to-time be fixed	
Annual Contractors Pass	£408	£422.06	£422.00	
(For Tradesmen working on the Harbour Estate) (ex VAT) - per year or part				
Daily Contractors Pass	£14	£15.00	£15.00	
(Inc VAT) - per day or part				
Advertising Charges	To be determined by the Harbour Master	To be determined by the Harbour Master	To be determined by the Harbour Master	
Salt-water extraction charge	£34	£35.35	£35.00	
(Use of quays to pump water for commercial purposes)				
(At the Harbour Masters discretion) per day or part & per year or part	£1,321	£1,366.88	£1,367.00	
Advertising Charges in Harbour – Paignton – A1 Board (60cm x 120cm)	£431	£445.63	£446.00	
Advertising Charges in Harbour - Torquay & Brixham – A1 Board (60cm x 120cm)	£592	£612.74	£613.00	
Advertising Charges in Harbour - Torquay & Brixham – Large Board (150cm x 100cm)	£947	£980.17	£980.00	
Advertising Charges in Harbour - Torquay & Brixham – Banner, plus £50 site fixing fee (75cm x 300cm)	£764	£790.56	£791.00	
Event Charges – As determined by Harbour Master depending on requirements	To be determined by the Harbour Master	To be determined by the Harbour Master	To be determined by the Harbour Master	

Section 6 - Pilotage	2025-26	2026/27 Proposed 3.5% increase	2026/27 Proposed 3.5% increase to nearest £
Pilotage	Current Charge		
From Sea to Brixham or Torquay Harbours	£84.00	86.94	£87.00
From Brixham or Torquay Harbours to Sea	£78.00	80.73	£81
Shift berth within Torquay or Brixham Harbours	£51.00	52.785	£53.00
From Sea to Tor Bay Harbour anchorage	£37.00	38.295	£38
From Tor Bay Harbour anchorage to Sea	£27.00	27.945	£28.00
Sea to Tor Bay Harbour & Tor Bay Harbour to Sea –	£2.00	2.07	£2.00
(Surcharge for vessels over 150m LOA)	£84.00	86.94	£87.00
Minimum charge	£127.00	131.445	£131
(With or without a pilot on board)			
Detention, after 1 hour	£81.00	83.835	£84.00
Pilot Boat Charges			
(Shipping or landing a local Pilot)			
Pilotage Exemption Certificates 7			

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TORQUAY • PAIGNTON • BRIXHAM

**TOR BAY**  
**HARBOUR**



# Tor Bay Harbour Authority

## Charges, Dues & Fees – Supporting Information 2026 - 2027

VAT Registration No. GB 142 2082 11

For the period commencing 1<sup>st</sup> April 2026 – 31<sup>st</sup> March 2027

Email: [harbour.authority@torbay.gov.uk](mailto:harbour.authority@torbay.gov.uk) Website: [www.tor-bay-harbour.co.uk](http://www.tor-bay-harbour.co.uk)

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## Section 1 – Introduction to Harbour Charges, Dues & Fees

### General Details

- 1.1.1 The Tor Bay Harbour Authority ‘Charges, Dues and Fees – Supporting Information’ booklet should be read in conjunction with the ‘Schedule of Charges, Dues & Fees’ booklet, which can be found on the Tor Bay Harbour website - [www.tor-bay-harbour.co.uk/about/harbour-charges/](http://www.tor-bay-harbour.co.uk/about/harbour-charges/)
- 1.1.2 For more information regarding Tor Bay Harbour activities, please refer to the Tor Bay Harbour website – [www.tor-bay-harbour.co.uk](http://www.tor-bay-harbour.co.uk)
- 1.1.3 Particular attention should be given to the following documents on the Plans & Policies webpage – [www.tor-bay-harbour.co.uk/about/plans-policies/](http://www.tor-bay-harbour.co.uk/about/plans-policies/)
- ‘General Terms & Conditions’
  - ‘Operational Moorings and Facilities Policy’
- 1.1.4 All charges, dues and fees are subject to the appropriate rate of VAT except where indicated.
- 1.1.5 Annual charges relate to the period 1st April to 31st March following and any part thereof. Certain charges may be levied. The full annual fee will be charged for any person/s accepting a facility in the first 3 months (1st April – 30th June). Anyone accepting a facility after the 1st of July will be charged at the appropriate pro rata rate through to 31st March.
- 1.1.6 Seasonal charges, only where applicable, relate to the periods:
- |   |   |        |
|---|---|--------|
| 1 <sup>st</sup> April to 30 <sup>th</sup> September | - | Summer |
| 1 <sup>st</sup> October to 31 <sup>st</sup> March   | - | Winter |
- 1.1.7 All accounts are to be paid within 14 days unless otherwise specified. Payment of charges listed may be required in advance of the service being taken up. Credit and debit card facilities are available for payments made online, at the Harbour Offices or via telephone.
- 1.1.8 Penalty for evading payment of charges – Section 30 Tor Bay Harbour Act, 1970:  
*“The owner of any vessel or goods or any other person who eludes or evades or attempts to elude or evade payment of, or refuses to pay, a charge payable by such owner or person to the harbour authority at the time when the same becomes due and payable shall be liable to pay to the harbour authority, in addition to the charge, a sum equal to the amount thereof, which sum shall be a debt due to the harbour authority and shall be recoverable by them in any court of competent jurisdiction.”*
- 1.1.9 Failure to notify the harbour office of arrival, or departing the harbour without paying harbour charges, will be taken as an attempt to evade the payment of harbour charges.
- 1.1.10 Visiting vessels of special interest and/or vessels owned by Registered Charities may be eligible for a 50% concession on applicable Harbour Charges at the discretion of the Harbour Master.
- 1.1.11 Any person claiming the return of the whole or part of any charges paid to the Authority shall make such claim, produce all documents, and give all information required by the Authority in

proof of such claim within twelve months from the time of payment and, in default thereof, the claim shall cease to be enforceable. Refunds would normally only apply in exceptional circumstances and will incur an administration charge.

- 1.1.12 All lengths referred to are overall lengths which in the context of these charges includes bowsprit, push-pit, stern davit, and/or bumpkin etc. as determined by the Harbour Master.
- 1.1.13 Any person who without reasonable cause fails to provide information which is reasonably required for the purpose of the harbour undertaking shall be liable on summary conviction to a fine not exceeding level three on the standard scale. (Section 18 Tor Bay Harbour (Torquay Marina &c.) Act 1983).
- 1.1.14 Application for and acceptance of a mooring, quay berth, boat park space, pontoon berth or other facility, implies acceptance of the rate of charge currently in force and of the conditions of issue including that the Authority and its staff are indemnified against any claims arising from or in connection with such berth or facility, save only as the Authority may be liable under the Unfair Contracts Terms Act 1977.
- 1.1.15 Vessels directed into the harbour by the Secretary of State's Representative (SOSREP) or by any other person legally entitled to direct vessels into a harbour are required to pay one month's harbour dues in advance as a condition of entry. If using a mooring facility, they will also be required to pay one month's mooring fees in advance as a condition of entry. These charges are in addition to any charges incurred for pilotage, tugs, berthing the vessel or for the provision of any other service supplied by the Authority.
- 1.1.16 The lawful orders or directions of the Harbour Master and other authorised officers must always be obeyed promptly.
- 1.1.17 No facility granted may be shared, assigned, or sub-let without the prior consent of the Harbour Master in writing and further charges may apply (Tor Bay Harbour Byelaw no 38 & 41).
- 1.1.18 The Harbour Authority has the right to exercise a general lien upon any vessel, and/or her gear and equipment, whilst in or upon the Harbour premises, or afloat, until such time as the monies due to the Harbour Authority from the applicant in respect of such vessel whether on account of storage or mooring charges or otherwise, shall be paid.
- 1.1.19 No person shall place a vessel on a mooring prescribed in the mooring scheme prepared by the Harbour Authority for a vessel of a different size than that applied for, without the applicant obtaining the prior approval of the Harbour Master in writing (Tor Bay Harbour Byelaw no 40).
- 1.1.20 In the event of the applicant selling or otherwise disposing of the vessel authorised to use the mooring, the Harbour Master shall be notified in writing (Tor Bay Harbour Byelaw no 33).
- 1.1.21 These charges will be applied in a fair and equitable manner, to reflect, as reasonably as possible, the service provided. However, for the avoidance of doubt, the Harbour Master may interpret this Schedule in such a manner as to maximise income to the Harbour Authority.



- 1.1.22 The Harbour Master may vary these charges and/or levy additional charges in respect of anything done or provided by (or on behalf of) the Harbour Authority in accordance with the Harbours Act 1964 and/or Section 24 of the Tor Bay Harbour Act 1970 (or any amendments or re-enactments of those Acts) and all powers delegated to the Harbour Master.
- 1.1.23 The owner of any vessel using Tor Bay Harbour shall indemnify the Harbour Authority, their servants, and agents against all actions, claims, costs and demands in respect of any injury or death of any person and any damage to any property which may arise out of the owner's occupation and use of the harbour facilities including slipways, steps, jetties, pontoons and staging and for this purpose shall maintain a Public Liability policy against such risks. Failure to maintain the appropriate insurance cover will result in the withdrawal of mooring, launching or other facilities.
- 1.1.24 Harbour Dues are payable on **all** vessels entering, within or leaving the harbour. Harbour Dues relate to a particular vessel and are not transferable. Refunds are not normally given.
- 1.1.25 Vessels, trailers and tenders paying Annual Harbour Dues must display their names as per Tor Bay Harbour Byelaw 34. Failure to do so may result in daily charges being applied.
- 1.1.26 Vessels exempt from Harbour Dues are as follows:
- Small vessels < 3m LOA propelled solely by oars or paddles and which are not normally berthed within the harbour.
  - Canoes < 4m LOA, sailboards, and rowing skiffs
  - Tenders less than 4.3m LOA for parent vessels paying relevant annual harbour charges that are less than 10.0m LOA.
  - Tenders less than 6.0m LOA for parent vessels paying relevant annual harbour charges less than 10.0m LOA.
  - Safety/rescue vessels as agreed with the Harbour Master
  - All RNLI vessels
  - HM Ships, Customs and Excise vessels and craft in the service of Trinity House
- 1.1.27 Tenders must be clearly marked 'Tender to (the main vessel's name). Only one tender per vessel is covered in this way. Tenders can only be used for transport to and from the parent vessel and/or mooring. All tenders shall be stored within designated tender racks except by prior written agreement from the Harbour Master.

## Definitions

### 1.2.1 Limits of the Harbour

The limits of the Harbour shall comprise the areas as set out in Parts I and II of Schedule 1 of the Tor Bay Harbour Act, 1970.

### 1.2.2 Vessels

The word "vessel" includes every description of water craft, including non-displacement craft, WIG craft and seaplanes, used or capable of being used as a means of transportation on water. (International Regulations for Preventing Collisions at Sea 1972 – Rule 3)

#### 1.2.3 **Recreational Vessels**

Any vessel, less than 50m LOA, used solely for the purpose of recreation. All vessels owned and operated by a registered charity for the purpose of training people at sea for recreational purposes.

#### 1.2.4 **Passenger Vessels**

An MCA Class V, VI or VII vessel, or an MCA coded vessel, or, where applicable a vessel licensed by Tor Bay Harbour Authority to carry fare-paying passengers. Any vessel that meets this definition shall not be considered a recreational vessel.

#### 1.2.5 **Motor Fishing Vessels (MFV)**

A registered Motor Fishing Vessel based in and working from a Tor Bay Harbour, the owner/master of which is engaged in commercial fishing, whose sole or main income is derived from selling fish on the Brixham Fish Market or landing fish for sale at Brixham, Torquay or Paignton Harbours and paying Fish Tolls to the Harbour Authority. Income from Fish Landings must total at least £12,000 in the previous year to meet the sole or main income test. Motor Fishing Vessel charges only apply to vessels bona fide engaged in fishing. Registered fishing vessels employed as pleasure craft and carrying passenger for reward are to pay the appropriate passenger vessel charge for the period so employed.

#### 1.2.6 **Commercial Vessels**

Commercial vessels and all other vessels, including naval vessels, workboats and pilot boats used for any purposes other than recreation with the exception of, licensed passenger vessels, fishing vessels, or training vessels as defined in 1.2.2 to 1.2.4 above. See Operational Moorings & Facilities Policy for more information.

#### 1.2.7 **Heritage Vessel**

A limited number of 'Heritage' vessels are permitted, with the Harbour Master's consent, to berth on the Town Pontoon in Brixham Harbour. The Harbour Authority's agreed criteria against which vessels could be measured for inclusion within the "fleet" of heritage boats based at Brixham Harbour is as follows:-

*"that a heritage boat in Torbay be defined as a vessel which is British built, 40 feet or more in length and built prior to 31<sup>st</sup> December 1935 and that, at the absolute discretion of the Council, is considered to have an historical relevance to Tor Bay and its operation and general activity is considered to be beneficial to the local community; and that compliance with the approved definition of a heritage boat should form the basic criteria against which vessels can be measured for inclusion within the "fleet".*

#### 1.2.8 **Passenger**

Any person carried that is not essential to the running of the vessel or any person who has paid to be transported, accommodated, or trained on the vessel on which they are embarked.

#### 1.2.9 **Work Within the Harbour**

The loading, discharging, transport, carriage, storing or accommodation of goods, cargo, dry, liquid, or gaseous commodities, livestock, or passengers. The carrying out of any project for any purpose including but not limited to photographic, film or other artistic work on or by any vessel; capital dredging; diving support; pile driving or pile removal; laying or recovering an underwater cable or pipeline; laying, maintenance, survey or recovery of mooring anchors, ground tackle, risers or buoys; surveying, scientific research, water sampling or core sampling; and drilling into the river bed for any purpose. Any other project resulting in the construction

or removal of any structure or the alteration of the harbour bed or infrastructure. Operations carried out by HM Customs, immigration officers, police and fisheries patrols but excluding firefighting and SAR operations.

#### **1.2.10 Further Definitions**

Definitions contained within the Harbours Act 1964, the Tor Bay Harbour Act 1970, the Tor Bay Harbour (Torquay Marina &c.) Act 1983 and Tor Bay Harbour Byelaws are applicable where appropriate.

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## Section 2 – Visitor Facilities



- 2.1.1 This section applies to both visiting recreational and passenger vessels. Recreational vessels refer to visiting non-commercial vessels under 50m LOA not undertaking work within the harbour; and visiting Passenger vessels (as defined in 1.2.3).
- 2.1.2 These charges apply at each of the enclosed harbours, and include both harbour dues and mooring fees where applicable.
- 2.1.3 Visitor Pontoons are available, normally for recreational vessels and visitor passenger vessels during the summer months in Brixham, Paignton and Torquay harbours.
- 2.1.4 Vessels may be required to double-up with other craft, and in such cases fendering will be the responsibility of the Masters of the craft involved. There is no reduction for doubling up.
- 2.1.5 To avoid the abuse of visitor moorings by local vessels, all craft using visitor mooring facilities will be charged as set out in the Schedule of Charges, Dues & Fees, and are normally restricted to a maximum stay of three weeks (21 days) with no return within one week 7 days. The weekly rate is only available for visiting vessels if payment is made in advance, the daily visitor rate will commence on the last day of the prepaid weekly rate.
- 2.1.6 Use of harbour facilities will be denied or withdrawn if boats are not adequately insured.
- 2.1.7 Harbour visitors staying alongside for no more than 4 hours are entitled to a reduced visitor charge of £1.00 per hour, after which the applicable daily visitor charge applies. Slipway charges are payable in addition to visitor charges.
- 2.1.8 Maritime events using pontoon or visitor moorings will be charged at 50% for the duration of the event and thereafter full price. All other charges are at the discretion of the Harbour Master.

## Launch & Recovery Fees

- 2.2.1 Fees are charged per day. Vessels which frequently launch, or recover may, at the Harbour Master's discretion, purchase an annual slipway pass subject to availability (see Schedule of Charges, Dues & Fees). **Trailer parking** charges (section 2.3.1) are **in addition** to these charges.
- 2.2.2 Launching kayaks from slipways in busy harbours is actively discouraged for safety reasons and is at the discretion of the Harbour Master, which may be withdrawn at any time. Safer alternative sites for this type of craft can be found on the Tor Bay Harbour website.

## Personal Watercraft (Jet Skis)

- 2.3.1 All PWC must be registered with the Harbour Authority. Proof of insurance must be furnished upon request.
- 2.3.2 Use of launching/recovery facilities is at the Harbour Master's discretion.
- 2.3.3 Launching/recovery charges **do not** include trailer parking.
- 2.3.4 To promote safety, persons holding a recognised RYA PWC will be charged the lesser 'qualified' rate. Proof of qualification will be required on each occasion.
- 2.3.5 Following implementation of the Merchant Shipping (Watercraft) Order 2023 on 31<sup>st</sup> March 2023, new laws apply to any type of powered watercraft, such as jet skis or motorboats. As a result, jet skis/PWCs are now subject to the same requirements as any vessel for adhering to the International Regulations for Preventing Collisions at Sea 1972 (COLREGs).

## Trailer Parking

- 2.4.1 Trailer parking is subject to availability.

## Quayside Berthing, Drying Out & Storage on Quays

- 2.5.1 Subject to availability

## Use of Tor Bay Harbour Authority

## Landing/Embarkation Facilities for Passenger Vessels

- 2.6.1 Charges apply to passengers embarking/landing within any of the enclosed ports, at piers, pontoons, or any other fit-for-purpose harbour facility.
- 2.6.2 Passengers embarked as trainees aboard vessels owned and operated by a registered charity for the purpose of training people at sea for recreational purposes are exempt.



## Section 3 – Annual Harbour Facilities



### Berthing & Mooring

- 3.1.1 This section applies to vessels which are moored or berthed within Torquay, Paignton or Brixham harbours. Charges are levied per metre per annum or part thereof expiring 31<sup>st</sup> of March the following year and are **inclusive** of VAT, **except where specified**.
- 3.1.2 Annual berthing, mooring facilities and lying along quayside for passenger and commercial vessels are **inclusive** of harbour dues at **£51.00** per metre per annum unless otherwise stated.
- 3.1.3 Vessels owned by charities or charitable organizations, including bona fide local youth organisations are eligible for up to 50% reduction of this charge at the discretion of the Harbour Master.
- 3.1.4 Waiting lists exist for some moorings & facilities. The registration fee to join each waiting list is £27.00 (£56.00 for commercial waiting lists). **The fee is not refundable or transferable.**
- 3.1.5 Permanent moorings and berthing facilities are allocated on an annual basis, 1<sup>st</sup> April to the 31<sup>st</sup> of March of the following year.
- 3.1.6 All other charges **include** VAT except where specified.

### Parking, Quayside Storage Facilities

- 3.2.1 Annual charges for boat and trailer parking on quays are **inclusive** of VAT and **include** harbour dues. Charitable organisations, local yacht clubs, and recognised youth training organisations are invited (on an annual basis) to submit details of eligible young persons under 18 years old to be considered for the reduced rates.

- 3.2.2 All Boat & Trailer parking is subject to availability. Annual trailer parking is only available when an annual launching and recovery pass is purchased.
- 3.2.3 The annual trailer parking identified in this section does not entitle permanent parking of the trailer in the parking area. Customers seeking continuous trailer storage should refer to Boat & Trailer parking.
- 3.2.4 All personal watercraft (jet skis) must be registered with the Harbour Authority. Proof of insurance must be produced if so, requested by the Harbour Office or Harbour Patrol.
- 3.2.5 To promote safety within the Bay, persons holding a recognised RYA Personal Watercraft Certificate will be charged the lesser 'qualified' rate. Proof of such qualification will be required on each occasion.
- 3.2.6 Use of launching/recovery facilities is at the Harbour Master's discretion.
- 3.2.7 Launching/recovery charges **do not** include trailer parking.
- 3.2.8 Charges for horizontal racks are **inclusive** of harbour dues.
- 3.2.9 Craft other than tenders to a larger vessel on a Tor Bay Harbour Mooring, will pay harbour dues in addition to the rack charge. Boat Park charges will be based on the greater length of either boat or trailer - if not stored on a launching trolley.
- 3.2.10 Beacon Quay reserved car parking spaces: allocation of spaces is subject to their being required by the Authority for up to 14 days per year to accommodate maritime events. Parking permits are only available for roadworthy vehicles with valid MOT and insurance. No vehicle is to be parked overnight without the prior permission of the Harbour Master.
- 3.2.11 Winter storage is only available at Paignton Harbour for the period 1<sup>st</sup> October to 31<sup>st</sup> March following only (in whole or in part) and no reduction will be allowed for any lesser period.

## Use of Tor Bay Harbour Authority

### Landing/Embarkation Facilities for Passenger Vessels

- 3.3.1 Charges apply to passengers embarking/landing within any of the enclosed ports, at piers, pontoons, or any other fit-for-purpose harbour facility.
- 3.3.2 Passengers embarked as trainees aboard vessels owned and operated by a registered charity for the purpose of training people at sea for recreational purposes are exempt.
- 3.3.3 Annual charges may instead be levied on passenger vessels which routinely land or embark within Tor Bay Harbour.
- 3.3.4 Passenger vessels other than MCA Coded and MCA class V, VI, VIA Passenger Vessels and EU Classes to be charged as commercial vessels.

## Section 4 – Fishing & Commercial Vessel Facilities



- 4.1.1 Visiting Motor Fishing Vessels (defined in 1.2.5) has prices **exclusive** of VAT.
- 4.1.2 Where applicable, the charges in this section include mooring/quayside charges.
- 4.1.3 Vessels may be required to double-up with other craft, and in such cases fendering will be the responsibility of the Masters of the craft involved. There is no reduction for doubling up.
- 4.1.4 Use of harbour facilities will be denied or withdrawn if boats are not adequately insured.

### Goods and Cargo Dues

- 4.2.1 Goods dues are levied on all vessels (VAT exempt for vessels of over 15 GRT) per occasion.
- 4.2.2 The payment of fish tolls includes alongside berthing within Tor Bay Harbour at a berth to be agreed by the Harbour Authority

### Annual Registered Fishing Vessel Facilities - Harbour Dues

- 4.3.1 Applies to Motor Fishing Vessels (as defined in 1.2.5) normally moored within an enclosed harbour regardless of whether they are carrying out work or not). Prices are **exclusive** of VAT.
- 4.3.2 Charges are levied per metre per annum or part thereof expiring 31<sup>st</sup> March of the following year.

### Berthing & Mooring

- 4.4.1 This section applies to vessels which are moored or berthed within Torquay, Paignton or Brixham harbours. Charges are levied per metre per annum or part thereof expiring 31<sup>st</sup> March



the following year and are **inclusive** of VAT, **however all vessels >15 GRT will be exempt and will have this removed at point of charging.**

- 4.4.2 Waiting lists exist for some moorings & facilities. The registration fee to join each waiting list is £56.00. The fee is not refundable or transferable.

## Goods and Cargo Dues

- 4.5.1 Goods dues are levied on all vessels (VAT exempt for vessels of over 15 GRT) per occasion.
- 4.5.2 The payment of fish tolls includes alongside berthing charge at Brixham and water consumption where a recharge facility does not exist.

## Parking, Quayside Storage Facilities

- 4.6.1 Craft other than tenders to a larger vessel on a Tor Bay Harbour Mooring, will pay harbour dues in addition to the rack charge. Boat Park charges will be based on the greater length of either boat or trailer - if not stored on a launching trolley.
- 4.6.2 Winter storage is only available at Paignton Harbour for the period 1<sup>st</sup> October to 31<sup>st</sup> March following only (in whole or in part) and no reduction will be allowed for any lesser period.

## Section 5 – Services & Other Charges

### Services and Other Charges

- 5.1.1 Electricity cards for electricity only, are available in the following denominations for the respective price (prices listed are inclusive of 5% REDUCED RATE VAT):
- Level 1 card – 10 Units (Unit charge varies in accordance with current rates)
  - Level 5 card – 50 Units (Unit charge varies in accordance with current rates)
  - Level 10 card – 100 Units (Unit charge varies in accordance with current rates)
- 5.1.2 These utility charges are applicable only where a recharging facility exists, e.g., card/token meters or sub meters. Also, these charges are linked to the relevant energy prices at any given time, so the price per unit varies in accordance with the current rate by the supplier.
- 5.1.3 Water taken in quantities of less than one tonne there is no charge except where a recharge facility exists.
- 5.1.4 For water supplied from the Tor Bay Harbour's standpipes the following charges apply:
- Up to 50 Tonnes – per tonne
  - 50 tonnes and over – per tonne
- 5.1.5 Other charges below apply where water recharging facilities are not available through metered services.

### Crane, Labour, and Equipment Hire Charges

- 5.2.1 Use of mobile commercial cranes or other lifting appliances (including Hiab's) on Harbour estate is at the Harbour Master's discretion. At least 48 hours advance notification must be provided for each operation, together with all relevant documentation (RAMS, Lift Plans and Permit to Work).
- 5.2.2 Enhanced rates will be charged, out of ordinary working hours, where overtime is required to be worked. If staff are called out, this will be charged at the out of hours labour rate (per person).
- 5.2.3 Tor Bay Harbour Authority personnel and equipment (subject to availability) are charged out at the following rates all including VAT. Hire of these facilities are at the Harbour Masters discretion.
- 5.2.4 Towing and water taxi services are provided at the discretion of the Harbour Master.
- 5.2.5 Use of forklifts on harbour property/estate is at the discretion of the Harbour Master.
- 5.2.6 Forklift truck services to Ship's Agents, includes labour up to 30 minutes and minimal storage up to 1 week.

## Storage Space

- 5.3.1 **No unauthorised storage is permitted, and items may and will be removed and disposed of without warning.**
- 5.3.2 For authorised stores, a charge will be made.
- 5.3.3 Secure storage may be available upon request and with authority of the Harbour Master.
- 5.3.4 Moving equipment into storage will be charged at the applicable rates in 4.2.

## Licences (Exclusive of VAT)

- 5.4.1 Fish salesmen's and buyer's licences are valid from 1<sup>st</sup> April each year.
- 5.4.2 The period of validity for a Boatman's licence must run concurrent with their DFT licence - MCA and Code of Practice Boatmen only.
- 5.4.3 Tor Bay Harbour Authority may grant upon such terms and conditions as they may think fit licences for pleasure craft to be let for hire or to be used for carrying passengers for hire within the Harbour, and to the boatmen or persons assisting in the charge or navigation of such craft. (See section 22 (1) Tor Bay Harbour Act 1970).

## Bunkering Charges (Exclusive of VAT)

- 5.5.1 Bunkering charges do not apply where fuel is taken from the refuelling stations at BTA fuelling station at Brixham, Brixham Marina or South Pier at Torquay.

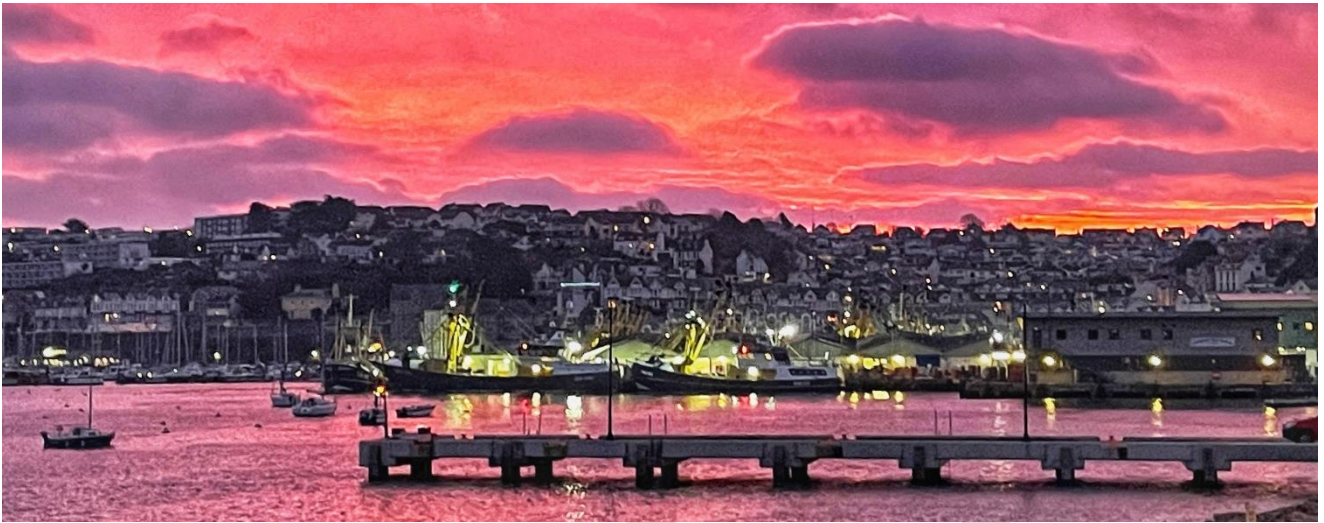
## Waste Charges

- 5.6.1 Waste/rubbish that litters the Harbour Estate as a result of refit or repair work may be removed by the Harbour Authority. Fishing vessels undergoing a refit will be required to provide a sealable skip for produced waste and are responsible for the management of the skip during this time. Sufficient spill and absorbents are to be available to contain any pollutants due to their activities. Torbay Harbour will not dispose of Cylinders. Charges may be applied for disposing of waste and clean-up operations.
- 5.6.2 To contribute towards the cost of Port Waste reception facilities for vessels covered by the Port Waste Reception Facilities Regulations 2003 a tiered annual waste levy will be applied to applicable vessels. With the exception of small volumes of waste oil, the charge for receipt of dirty ballast water, tank washings (slops), oily mixtures containing chemicals, scale and sludge from tank cleaning operations, oily bilge water, sludge from purification of fuel oil, noxious liquid substances, sewage, and excessive volumes of rubbish will be levied at cost plus 10%.
- 5.6.3 Unauthorised landing of waste (Fly tipping) on harbour estate is subject to a minimum charge of £500 excluding the cost to remove the waste.

## Miscellaneous Charges (inclusive of VAT unless stated)

- 5.7.1 The parking of exhibition vehicles on Harbour Estate is at the discretion of the Harbour Master.
- 5.7.2 Pleasure Boat Advertising Boards are licensed sites and are subject to a tendering process.
- 5.7.3 Vessels of exceptional construction or methods of propulsion, or not otherwise covered which include sea planes, hovercraft, hydroplanes, hydrofoils and similar craft, rafts used for recreational purposes, etc. See Operational Moorings & Facilities Policy Definitions, Item 7
- 5.7.4 Annual Contractors passes are valid from 1<sup>st</sup> April each year and are subject to Terms and Conditions of Use.
- 5.7.5 The Tor Bay Harbour Authority may from time to time apply a charge for officers' time for work undertaken by officers preparing reports or supervising work that is not the Harbour Authority's responsibility.

## Section 6 – Pilot Charges



### Services of a Pilot and/or Pilot Boat (Exclusive of VAT)

#### 6.1.1 Extract from Tor Bay Harbour Pilotage Directions

Pilotage shall be compulsory within the compulsory pilotage area for all vessels except:-

- i. any ship of Her Majesty's Royal Navy or Royal Fleet Auxiliary;
- ii. foreign warships navigating in the harbour for the purpose of taking up or leaving an anchorage;
- iii. any vessel of less than 36m LOA entering or leaving an enclosed harbour and not carrying a cargo of dangerous goods or marine pollutants;
- iv. any vessel of less than 80m LOA providing they do not enter or leave an enclosed harbour
- v. any vessel engaged in towing where the length of such vessel aggregated with the length of the tow is less than 80m or less than 36m for those entering or leaving an enclosed harbour;
- vi. any fishing vessel less than 47.5m LOA;
- vii. any vessel, or vessel engaged in towing, proceeding to, or departing from a designated anchorage provided such vessel has been forced by stress of weather to seek shelter.

See [www.tor-bay-harbour.co.uk](http://www.tor-bay-harbour.co.uk) for the latest version of the Tor Bay Harbour Pilotage Directions

**Note** – Add 50% surcharge to Pilotage Charges incurred on Bank Holidays

### Charges for Pilotage Exemption Certificates

#### 6.2.1 Pilotage Exemption Certificate, per issue

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# **Port and Marine Facilities Safety Code Action Plan**

December 2025

Director Contact Details

Matt Reeks

*Interim Director of Tor Bay Harbour Authority*

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**TORBAY COUNCIL**

# 1. Introduction and Background

The Port and Marine Facilities Safety Code ("the code") sets out the national standard for Port and marine facility safety. Although compliance with the code is not mandatory, ensuring relevant policies, procedures and practices are in place to meet the requirements laid down in the code provides significant assurance that port and marine facilities are being appropriately managed.

In April 2025, the maritime and coastguard agency (MCA) published the latest edition of the code. It is a requirement under the code that the duty holder makes a declaration to the MCA on a 3 yearly basis, confirming their organisation's compliance with the code.

In preparation for declaring compliance with the code, a gap analysis was conducted by Torbay Council's appointed designated person (James Hannon) on Tuesday 2<sup>nd</sup> December 2025.

In addition to the gap analysis, training was held at Brixham Harbour for members of the Harbour Committee (Duty Holders) by the designated person to ensure members understand the duties, powers and responsibilities of the Duty Holder. We hope members of the committee found the training informative and useful.

The designated person will undertake an audit to check our compliance with the code in early March 2026. After which, he will report to the Chair of the Harbour Committee, his findings and opinion on whether the Harbour authority is compliant with the code.

Based on the findings of the gap analysis, an action plan has been developed by the Harbour Authority to ensure that all findings can be addressed prior to the audit.



## 2. Action Plan

	Code section	Action	Working Date
1.1	Duty Holder	Ensure all Duty Holders are trained in accordance with the code and certification is held for training within the safety management training.	Before March 2026
1.2	Duty Holder	Ensure all policy statements required under the code are in place, accessible and signed by duty holder.	Before March 2026
1.3	Duty Holder	Submit compliance statement to the MCA.	Before 31 <sup>st</sup> March 2026
3.1	Legislation	Create Byelaw review Log.	Before March 2026
5.1	Risk Assessment	Create and implement Dynamic risk assessment framework	February 2026

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<b>5.2</b>	<b>Risk Assessment</b>	Review Occupational Risk Assessments	February 2026
<b>5.3</b>	<b>Risk Assessment</b>	Review standard operating procedures	February 2026
<b>5.4</b>	<b>Risk Assessment</b>	Review additional policies (Kayaking, Pilotage)	February 2026
<b>6.1</b>	<b>mSMS</b>	Restructure and review mSMS to align with latest edition of the code	Before March 2026
<b>6.2</b>	<b>mSMS</b>	Identify marine facilities within the three harbours, create bridging document, communicate and educate requirement to facility holders and ensure 100% compliance.	Before March 2026
<b>6.3</b>	<b>mSMS</b>	Undertake Hazard ID workshop with stakeholders.	Before March 2026

<b>6.4</b>	<b>mSMS</b>	Allocate dates for stakeholder engagement forums and workshops.	January 2026
<b>7.1</b>	<b>Review &amp; Audit</b>	Create internal audit schedule for 2026.	January 2026
<b>7.2</b>	<b>Review &amp; Audit</b>	Publish annual performance report.	Before March 2026
<b>7.3</b>	<b>Review &amp; Audit</b>	Ensure previous Designated Person's reports are held within mSMS.	January 2026
<b>7.4</b>	<b>Review &amp; Audit</b>	Undertake review of pilotage provisions as the competent harbour authority	Before March 2026
<b>7.5</b>	<b>Review &amp; Audit</b>	Ensure operational limits for pilotage are defined within mSMS.	Before March 2026
<b>8.1</b>	<b>Competence</b>	Create formal training matrix.	January 2026
<b>8.2</b>	<b>Competence</b>	Update personal training folders of harbour staff and digitise the record keeping.	Before March 2026

<b>8.3</b>	<b>Competence</b>	Identify training requirements of Harbour staff.	Before March 2026
<b>9.1</b>	<b>Plan</b>	Update Port Masterplan	Before March 2026
<b>9.2</b>	<b>Plan</b>	Create Marine Safety Plan	Before March 2026
<b>9.3</b>	<b>Plan</b>	Review and update Oil Spill Contingency Plan – Submit to MCA for approval.	January 2026
<b>9.4</b>	<b>Plan</b>	Review and update Waste Management Plan - Submit to MCA for approval.	January 2026
<b>10.1</b>	<b>Conservancy Duty</b>	Aids to Navigation (AToN) records – Document inspections as local lighthouse authority and ensure GLA records are held	January 2026
<b>10.2</b>	<b>Conservancy Duty</b>	Create survey plan for AToNs and hydrographic.	January 2026

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