



Briefing Report No: **361/2008**

Public Agenda Item: **Yes**

Title: **Torquay Harbour Structures – Princess and Haldon Piers**

Wards Affected: **Tormohun Ward**

To: **Harbour Committee**

On: **8 December 2008**

Contact Officer: **Kevin Mowat**

☎ Telephone: **292429**

✉ E.mail: Kevin.Mowat@torbay.gov.uk

1. Key points and Summary

- 1.1 At the meeting on 3 December 2007 the Harbour Committee received Report No. 329/2007, which set out the structural problems of both Princess and Haldon Piers with the options available to the Council to repair these structures utilising a phased programme over a six year period.
- 1.2 At the December 2007 meeting the Harbour Committee noted the serious structural condition of each pier and the level of investment required to address the issues identified in the Report. The Harbour Committee approved the principle of allocating funding from the Torquay/Paignton Harbour Account to support Prudential Borrowing towards the cost of the first phase of works.
- 1.3 It was also agreed that a further report be presented to the Harbour Committee in autumn 2008 reporting on the works undertaken to-date and identifying the required budget for implementing the remainder of the repair works between financial years 2009/10 and 2013/14.
- 1.4 This report serves to provide the Harbour Committee with an update of the work undertaken to date.

2. Introduction and Background

- 2.1 In November 2006 the Council identified significant structural defects on Princess Pier resulting in the closure of a promenade section of the pier known as the banjo. Since then detailed structural surveys have been undertaken on both Princess and Haldon Piers and these surveys have identified structural defects with both piers that need urgent attention.
- 2.2 Report No. 329/2007 stated that failure to implement these repair works will result in the ongoing structural deterioration of both the piers. It was stated that eventually they will need to be closed to the public and ultimate failure of the structures would leave the harbour area exposed to coastal flooding.

- 2.3 Under Minute 400 the Harbour Committee asked the Council to approve an initial Capital Budget to enable the most critical repairs to be undertaken to both Princess and Haldon Piers to be carried out during 2008/09. The Council went on to approve the suggested level of capital spending.
- 2.4 Under the same Minute the Committee agreed that *“the Mayor and Cabinet be requested to consider, as a matter of urgency, the funding options available to enable the remaining major repairs to be undertaken, alongside other Council priorities for investment, during the annual review of the 4-year Capital Plan Budget”*.
- 2.5 At the Council meeting of 27 November 2008 report 327/2008 provided members with the latest version of the Corporate Capital Strategy and this report contained the Council’s Capital Projects Reserve List, dated September 2008. Haldon Pier and Princess Pier appear in the Band 1 Capital Planning List, which covers the next 5 years. The Reserve List entries are as follows :-
- Haldon Pier - Structural repairs. Cost £6,300m. Proposed 5-year programme of repair to voids and rock armouring. Potential annual cost of Prudential Borrowing £428k p.a. over 25 yrs.
 - Princess Pier – Structural repairs to stone structure. Cost £3,500m. Proposed 5-year programme of repair to voids and infill of steps. Potential annual cost of Prudential Borrowing £237k p.a. over 25 yrs.
- 2.6 The two items above have been identified by the Council as a priority and this is why they appear in Band 1 of the Capital Planning List. To date no funding has been identified for either project. The Environment Agency has a medium term financial plan for flood defence schemes and both of the above projects now appear in that plan.
- 2.7 As previously stated, funding has been approved for the first phase of work to Haldon Pier and this funding will be delivered with borrowing supported by the Torquay/Paignton harbour account. The current position with this phase is set out below :-
- The statutory consents and licences for the work were received on 25 September 2008. i.e. the consent and licence under Part II of the Food and Environmental Protection Act 1985 and consent under Section 34 of the Coast Protection Act 1949
 - Two sets of consultants have now been appointed to carry out the Stage 1 design, modelling and site investigation of Haldon Pier.
 - The target programme will be to carry out the spray concrete contract before Whitsun 2009, which if possible, means a start in March 2009, with the rock armouring work following after the summer season.
 - The consultant’s design work was reported as commencing at the end of November 2008 and will take about 8 to 10 weeks.

- A topographic survey of the area has been commissioned and that work has now commenced. It will also be necessary to have a hydrographic survey up to either 10m or 15m chart datum. Both elements of the site survey work should be completed by mid December 2008.
- Design life expectancy of the proposed rock armouring has been discussed with the consultants. The expectation is to achieve at least 50 to 100 years as an initial design target life. However, the confirmed design life will need the results of the hydrographic survey and design input from specialist marine consultants.

Capt Kevin Mowat
Executive Head of Harbour and Marine Services

Appendices

None

Documents available in members' rooms

None

Background Papers:

The following documents/files were used to compile this report:

Report 329/2007 ~ Torquay Harbour Structures – Princess and Haldon Piers
Council's Capital Projects Reserve List, dated September 2008