



Meeting: Harbour Committee

Date: 23<sup>rd</sup> September 2013

Wards Affected: All wards in Torbay

Report Title: Harbour Assets Review

Executive Lead Contact Details: Non-Executive Function

Supporting Officer Contact Details: Kevin Mowat

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Tor Bay Harbour Master

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## 1. Purpose

1.1 This report provides Members with the outcome of the work of the Harbour Asset Review Working Party.

1.2 The Harbour Committee's Terms of Reference include the following statement :-

***“to provide strategic direction to the Executive Head of Tor Bay Harbour Authority and the Mayor in relation to those assets within Tor Bay Harbour and the harbour estate that are managed by Tor Bay Harbour Authority.”***

1.3 On the 3<sup>rd</sup> June 2013 the Harbour Committee resolved that a Harbour Asset Review Working Party, comprising four members of the Harbour Committee (Chair, Councillors Faulkner (J), Richards and McPhail) and two of the External Advisors to the Committee (Captain Bob Curtis and Mr Gordon Jennings), be appointed with the following terms of reference:

- a) To review all assets within Tor Bay Harbour and the Harbour Estate;
- b) To establish how each asset is performing; and
- c) To identify any assets that are surplus.

1.4 The Committee is asked to note the outcome of the work of the Harbour Asset Review Working Party set out in section 2 below.

## 2. Summary

2.1 All assets within Tor Bay Harbour and the harbour estate were successfully reviewed.

- 2.2 The Working Party was satisfied that they could broadly establish how each asset is currently performing.
  - 2.3 A successful disposal of an old steel workboat was noted and the Working Party requested that a separate report be presented to the Harbour Committee covering the procurement of a replacement vessel.
  - 2.4 No assets were identified as being surplus to the requirements of the Harbour Authority.
  - 2.5 The Working Party provided strategic direction to the Executive Head of Tor Bay Harbour Authority in relation to some of the short-term proposals contained within the Port Masterplan.
  - 2.6 To help the Council with some corporate budget savings the Working Party agreed to support the recommendation by the Executive Head of Tor Bay Harbour Authority that the public toilets at Beacon Quay, New Pier Brixham and Paignton harbour, should be transferred into the harbour estate.
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### **Supporting Information**

#### **3. Position**

- 3.1 The Harbour Asset Review Working Party met on the 23<sup>rd</sup> August 2012 to review all assets within Tor Bay Harbour and the Harbour Estate. Officer support to the Working Party was provided by the Harbour Masters with support from the Torbay Development Agency.
- 2.2 Harbour estate asset lists were circulated for Brixham, Torquay and Paignton. Where possible each asset was considered against the following performance criteria :-
  - corporate asset number (Torbay Online Asset Database System (TOADS))
  - operational status
  - leased or vacant
  - tenure of lease & rental income
  - size of premises
  - expected repair & maintenance costs for the next 5 years
  - condition category (A to D)
  - date of last condition survey
  - repairing priority (urgent to long term)
  - asset valuation

- alternative use

3.2 All of the short-term, asset related, actions proposed by the new Port Masterplan were also reviewed by the Harbour Asset Review Working Party

**Kevin Mowat**  
**Executive Head of Tor Bay Harbour Authority**  
**Tor Bay Harbour Master**

## **Appendices**

None

## **Additional Information**

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

Harbour Asset Review Lists

Torbay Online Asset Database System (TOADS)