



**Meeting: Harbour Committee**

**Date: 22<sup>nd</sup> September 2014**

**Wards Affected: All wards in Torbay**

**Report Title: Harbour Assets Review**

**Executive Lead Contact Details: Non-Executive Function**

**Supporting Officer Contact Details: Kevin Mowat**

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

 **Telephone: 01803 292429**

 **Email: [Kevin.Mowat@torbay.gov.uk](mailto:Kevin.Mowat@torbay.gov.uk)**

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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 23<sup>rd</sup> June 2014 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 (Mr. Mike Stewart and Capt. Paul Lloyd), 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 An upcoming disposal of an old workboat was noted and the Working Party acknowledged that the procurement of a replacement vessel may have to be delayed given the current pressure on the harbour account and reserve fund.
- 2.4 Other than the vessel outlined in 2.3 above, no assets were identified as being surplus to the requirements of the Harbour Authority. 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. Having regard to the draft minutes of the previous Harbour Committee meeting it was determined that the Asset Review Working Party was best placed to look at all the options for the development of the Harbour Light Restaurant building at Paignton harbour, including those options within the submitted exempt report. Furthermore, and in line with the draft minutes the Working Party agreed that the tenants of the Harbour Light Restaurant building continue to be consulted and kept informed as to the proposals that might affect the future use of the building. Dates were agreed for two additional meetings of the Working Party to enable this work to be completed. An update Report based on the findings of the Working Party would then be brought back to the Harbour Committee in March 2015, in line with the draft minutes.
- 2.6 To help the Council with improved control and management options of corporate assets and public open space the Working Party agreed to support the recommendation by the Executive Head of Tor Bay Harbour Authority that the harbour estate boundary should be extended to include all of Princess Pier and the Boat Booking Kiosks located at the base of the Pier. **The Harbour Committee is asked to approve this minor amendment to allow the Tor Bay Harbour Byelaws to be formally applied to this extended area.** Appendix 1 shows the amended Torquay Harbour Estate Boundary and Appendix 2 shows the existing Torquay Harbour Estate Boundary
- 2.7 In particular this would allow better regulation of angling activity into the harbour, inappropriate vehicle parking and undesirable behaviour by some boat booking ticket touts. This change has been discussed and agreed with the relevant Council officers and the Torquay/Paignton Harbour Liaison Forum. Income from the kiosks will **still** be received by Resort Services (not the Harbour Account) and the repair liability for the kiosks, the promenade and steel/timber elements of Princess Pier will **not** shift to the Harbour Committee's ring fenced account as a result of this change.

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## Supporting Information

### 3. Position

- 3.1 The Harbour Asset Review Working Party met on the 4<sup>th</sup> August 2014 to review all assets within Tor Bay Harbour and the Harbour Estate. Officer support to the Working Party was provided by the Executive Head of Tor Bay Harbour Authority 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 The Executive Head of Tor Bay Harbour Authority was asked to verify a number of instances where an asset's Condition Category was indicated as 'D – Bad' and/or the Repairing Priority was indicating '1 – Urgent'. It was the opinion of the Working Party that some of this specific data required updating.

3.3 A meeting has been arranged with the Torbay Development Agency's Asset Registrar to ensure that the data on the harbour estate asset lists is fully updated.

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

Appendix 1 Amended Torquay Harbour Estate Boundary

Appendix 2 Existing Torquay Harbour Estate Boundary

### **Additional Information**

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

Harbour Asset Review Lists

Torbay Online Asset Database System (TOADS)