



**Meeting: Harbour Committee**

**Date: 21<sup>st</sup> September 2015**

**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 Business Services 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 15<sup>th</sup> June 2015 the Harbour Committee resolved that a Harbour Asset Review Working Party, comprising four members of the Harbour Committee (Chair, Councillors Amil, Carter and Cunningham) and two of the External Advisors to the Committee (Mr. Stewart and Capt. 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 and no assets were identified as being surplus to the requirements of the Harbour Authority.
- 2.3 The Working Party provided strategic direction to the Executive Head of Business Services in relation to the following matters :-
- The Harbour Light Restaurant Building
  - The new Romero's Coffee Kiosk
  - A range of new concession opportunities
- 2.4 A number of other asset issues were discussed and the Working Party was provided with an update on the subjects listed below :-
- Future use of Oven Cove
  - Landlord's use of Torquay Fuel Station
  - The old Coastguard Building
  - Repairs to Haldon & Princess Piers
  - Procurement of a new harbour workboat
  - Boat Booking Board Sites

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## Supporting Information

### 3. Position

- 3.1 The Harbour Asset Review Working Party met on the 3<sup>rd</sup> August 2015 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 Business Services with support from the Torbay Development Agency.
- 3.2 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))
  - leased or vacant
  - lease start date
  - tenure of lease
  - rental income
  - tenant's name
  - rent review due date

- date of last condition survey

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 Business Services**  
**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)