



**Meeting: Harbour Committee**

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

**Wards Affected: All wards in Torbay**

**Report Title: Brixham Capital Repairs**

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

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## **1. Purpose**

- 1.1 This report provides Members with the opportunity to consider the approval of a capital spend of approximately £90,000 required for Brixham harbour to carry out some necessary protection, repairs and maintenance works.

## **2. Proposed Decision**

- 2.1 **That, the Harbour Committee approve the capital works set out in this report and;**
- 2.2 **That, funding of approximately £90,000 is secured from the Tor Bay Harbour Reserve Fund for these necessary capital projects.**

## **3. Action Needed**

- 3.1 For the Harbour Committee to consider the request for funding for capital works at Brixham harbour.
- 3.2 If funding is approved the Harbour Master will seek several quotations, in line with Financial Regulations and the designs/layouts identified in Appendices 1 to 3.

## **4. Summary**

- 4.1 Capital repairs are required at Brixham harbour to ensure adequate operational management and to provide a boat repair facility. The Harbour Committee is requested to approve the necessary capital spend for these works.
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## Supporting Information

### 5. Introduction and history

5.1 The Brixham Harbour Liaison Forum has previously supported a range of capital works as set out below :-

- “Armco” barriers for the protection of the new fish market buildings from plant, machinery and vehicles.
- Fencing panels and fixings for the construction of two compound areas. Area 1 – replacement of existing compound fencing in Oxen Cove, which is in a state of disrepair. Area 2 – to create a new safe working area compound for the new waste compactor due to arrive in January 2016.
- Removal and replacement of a drying out grid used by both private and commercial vessels for maintenance.

#### 5.2 “Armco” barrier protection

Due to constant damage occurring to the external rendering of the new fish market buildings it has been agreed that preventative measures need to be undertaken. An engineering survey highlighted the need for barriers to be installed. An informal costing exercise indicated the value of this work to be around £7,500.

This figure is for the supply of materials only as the harbour staff will be installing the equipment in an effort to keep the costs down.

#### 5.3 Fencing Panels

The new installation and the replacement of steel fencing at both Oxen Cove and East Quay are required for health & safety and security reasons.

Oxen Cove’s current fencing is a combination of wood and steel, which are both degraded to the extent where they will have to be removed. The removed panels will need to be replaced with a more robust style and design more in keeping with panels on other areas of the harbour estate.

#### 5.4 East Quay waste compound

The East Quay requires a new fenced compound to house the soon to arrive waste compactor. This compactor will need to be enclosed for health & safety/security reasons, also to assist with the segregation of recyclable materials and to stop unauthorised dumping of rubbish on the harbour estate. Ultimately, this will aid with the reduction of landfill material and costs.

5.5 Engineers from the Torbay Development Agency (TDA) have provided design and costing support. The design and layout details can be found in Appendices 1 to 3.

## 5.6 Removal and replacement of the drying out grid

For many years, small remedial repairs have been carried out to both the inner and the outer drying grids. These grids are now at such a state of erosion and disrepair, due to their extensive age, that simple remedial works will no longer be effective leaving no other option than to condemn these facilities.

It is recognised that the grids assist greatly with the annual maintenance programme of both commercial and private craft; therefore, engineers were tasked to submit a report on the cost of repair or replacement.

Engineers from the TDA reported that further repairs would be ineffective due to the integrity of the existing concrete beds. It was therefore deemed necessary to redesign a new grid platform.

The design for this was put out to informal tender through various local marine engineering contractors and returned with a design and quote of approximately £66,000 per drying grid.

It was decided that due to the current economic climate that the only viable option was to seek approval for the replacement of one drying out grid with the closure of the other grid until further funding is available.

## **6. Preferred Solution/Option**

### **7. Consultation**

7.1 Consultation has taken place with the Brixham Harbour Liaison Forum; various harbour users and the TDA Engineers.

### **8. Risks**

8.1 If the capital work is not approved there is a very real risk that certain facilities will need to be closed due to the unacceptable health & safety risks. Furthermore, the lack of adequate security fencing will compromise both the security and amenity of the harbour estate.

## **Appendices**

### **Appendix 1 - East Quay Store Fencing Layout**

### **Appendix 2 – Oxen Cove Compound Fencing Layout**

### **Appendix 3 – Proposed Design Layout Drying Out Grids**