



# Tor Bay Harbour Authority - Asset Management Plan 2018/19

## 1. Service Background and Outcomes

The Harbour Committee deals with the Council's strategic function as the Harbour Authority and is an open and accountable committee of full council. In particular the Committee sets the budgets for the harbour, determines the level of harbour charges and fulfils the Council's role as Duty Holder for the purposes of the Port Marine Safety Code. With the assistance of the Tor Bay Harbour Authority service, it also manages Tor Bay Harbour within the framework of Council policy, with special attention given to the aspirations of the Port Masterplan.

Tor Bay Harbour has successfully existed as a statutory entity since 1970 and has demonstrated that it can operate successfully, efficiently and economically. Since 2012/13 a cash dividend contribution has been made to the Council's general fund from harbour accounts to help support the corporate budget shortfall resulting from government funding cuts. There is a strong commitment on behalf of Torbay Council both to improve the service provided by the Harbour to its direct users and to develop its role in supporting the local economy and as a focus both for the local community and visitors to the Bay.

### Harbour Estate

The 'harbour estate' means the piers, wharves, quays, berths, roads, sheds and other works and conveniences, and the lands, buildings and property of every description, and of whatever nature, which are for the time being vested in or occupied by the Corporation (Council) as Harbour Authority and used for the purpose of the harbour undertaking. (Tor Bay Harbour Act 1970).

The Harbour Committee governs all of the assets currently managed by the Tor Bay Harbour Authority service on behalf of Torbay Council. Many of the assets are critical to the safe operation of the harbour and other assets are essential in terms of the revenue contribution they make to the ring-fenced Harbour budget. The extent of the harbour estate is fixed by the Council and may be varied from time to time with full consideration of the operational requirements of the Harbour Authority and the Council's policy to deliver a self-funding, financially sustainable harbour service.

The accommodation and property controlled by the Harbour Committee and the Tor Bay Harbour Authority adequately meets the immediate needs of the service. Income derived from property on the harbour estate is critical to the harbour business. The level of rental income received is significantly more than that generated by harbour charges, with the exception of fish toll income.

Routine maintenance costs for harbour assets are met from the ring-fenced harbour accounts as per Council policy. The agreed budget for repairs & maintenance for 2018/19 is as follows :-

- £64,000 for Torquay harbour
- £14,100 for Paignton harbour
- £150,500 for Brixham harbour

The Harbour Committee's terms of reference require it to provide strategic direction in relation to the assets within the harbour estate that are managed by the Tor Bay Harbour Authority service. In June 2016 the Harbour Committee resolved that a Harbour Asset Review Working Party, comprising four members of the Harbour Committee and two of the External Advisors to the Committee 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.

The Harbour Asset Review Working Party held a meeting on 20<sup>th</sup> February 2018 and has worked in consultation with the Harbour Master and the Torbay Development Agency to recommend to the Harbour Committee this Harbour Asset Management Plan.

## **2. Predicted Service Delivery Changes**

The Harbour Asset Review Working Party concluded that:

- all assets within Tor Bay Harbour and the Harbour Estate had been successfully reviewed.
- they were satisfied that they could broadly establish how each asset was performing.
- no assets were identified as being surplus to the requirements of the Harbour Authority.

The Working Party has been updated on the following:

- The proposed updated to the Harbour Light restaurant in Paignton harbour
- The fuel station in Torquay harbour
- The deteriorating state of the derelict Brixham fuel jetty
- Ongoing bids to the European Maritime and Fisheries Fund (EMFF) for grants towards
  - Repairs to Victoria breakwater
  - Fendering the north side of the Brixam Fish Quay

- A new landing jetty in Brixham
- Development of Oxen Cove
- The forthcoming review of the Port Masterplan

In determining this advice, 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. Scope of Service Asset Management Plan**

This Asset Management Plan covers all assets managed and occupied by the Tor Bay Harbour Authority service.

### **4. Identification of Current Property Portfolio**

This data is extracted from the Torbay Online Asset Database System (TOADS) and captured in a spreadsheet entitled 'List of Tor Bay Harbour Assets'. The Harbour Asset Review Working Party reviews the portfolio every six months.

### **5. Preferred Options & Action Plan**

The 'List of Tor Bay Harbour Assets' shows the current asset/property portfolio under the day to day management of the Tor Bay Harbour Authority service. Management of the portfolio is subject to strategic advice and direction from Torbay Council's Harbour Committee. The Harbour Asset Review Working Party, described in section 1 above, is tasked with reporting to the Harbour Committee on how each asset is performing and identifying any that are surplus. This advice would include indicating what options and actions might be required to implement any necessary or proposed changes.

### **6. Implement Audit & Review**

Notwithstanding the comments made in section 2, the following assets have been identified as requiring an ongoing review and/or action.

<b>Asset Ref</b>	<b>Asset Name</b>	<b>Action</b>	<b>Timeline</b>
T0004AB	Princess Pier	Monitor ongoing repair works.	Under way
P0242	Harbour Light Restaurant Building	Pursue redevelopment opportunity in line with the Port Masterplan	Under way
P0241AE B0064	Paignton Harbour - Public Toilets New Pier Brixham - Public Toilets	Review running costs, cleaning regime, opening hours, fixtures & fittings. (Corporate review of public toilet provision)	Under way
T0004AC02	Marine Fuel Station – South Pier, Torquay harbour	Revert to Harbour Authority (landlord) control followed by options to re-let and/or run using own resources	Under way
B0082AB	Old Fuel Jetty	Monitor deterioration and explore cost-efficient demolition or encasement options	Under way