

Tor Bay Harbour Authority - Asset Management Plan 2020/21

1. Service Background and Outcomes

Tor Bay Harbour has existed as a successful, efficient and economical statutory entity since 1970. It is committed to improving the service provided by the Harbour Authority and to support the local economy as a focus both for the local community and visitors to the Bay.

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 managed by the harbour authority service on behalf of the Council. Many are critical to the safe operation of the harbour and others are essential in terms of revenue. The extent of the harbour estate is determined 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. Routine maintenance costs for harbour assets are met from the harbour accounts as per Council policy.

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. The Harbour Committee annually appoints an Asset Review Working Party comprising four members of the harbour committee and two external advisors to: review all assets within harbour estate; establish how each asset is performing; and identify any assets that are surplus to requirements.

2. Scope

This Asset Management Plan covers all assets managed and occupied by the Tor Bay Harbour Authority service. The list of harbour assets shows the current asset/property portfolio under the harbour authority's purview. Portfolio management is informed by strategic advice and direction from the harbour committee. The Asset Review Working Party, described in section 1 above, reports its findings to the harbour committee on how each asset is performing and identifying any that are surplus. This advice includes options and actions that might be required to implement proposed changes.

3. Outcomes

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 requirements;
- the Brixham fuel jetty has dilapidated to the point of danger; the Harbour Master was directed to seek specialist H&S advice to further improve pedestrian and vessel anti-access measures.

The Working Party has been updated on the pressing need to enlarge Brixham fish market through land reclamation, and the continuing deterioration of the derelict fuel jetty on the Brixham breakwater.

4. Audit & Review

The following have been identified as requiring an ongoing review and/or action.

Asset Name	Action	Timeline
Old Fuel Jetty	Obtain specialist H&S advice to further improve pedestrian and vessel anti-access measures.	By end March