

Meeting: Harbour Committee

Date: 9th September 2024

Wards Affected: All

Report Title: Brixham Harbour Inner Mooring chain replacement

When does the decision need to be implemented? Immediate

Cabinet Member Contact Details:

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1. Purpose of Report

The purpose of this report is to seek a decision for the expenditure of reserves for the replacement of Brixham Harbours inner mooring chains.

2. Reason for Proposal and its benefits

Brixham Harbour provides a significant number of moorings, and the inner harbour is the prime facility due to its customer facing location. Tor Bay Harbour has a contract for the maintenance of all seaward mooring chains (due to the exposure), but the inner mooring chains have been omitted from this contract due to the protected position, seabed type and ability to visually inspect on a regular occurrence.

Recent formal inspection by a contractor, Report to be found at Annex A, clearly indicates that these chains are at end of life and failure of these chains and associated moorings is at increased risk. The committee has committed funds in the region of £50k from reserves, however the cost of these chains looks to be significantly larger. Recent quotation to be found at Annex 2 has been submitted by MMC who conducted the survey. Quotation 2 found at Annex 3 has been submitted by a company who has collated the quotation by information passed to them in comparison to a company that has conducted the full survey. These quotes are submitted for comparison and the allocation of funds from reserve only as due to the cost of the contract procurement policy will have to be followed.

The reason for this proposal is to allocate a further £50k of reserves, subject to further quotations, so the Harbour Authority can proceed with the replacement of these chains.

3. **Case for approval**

Due to the report and present condition, the Harbour Authority have not allocated any further vessels to these chains which has resulted in 15 vacant moorings, which equates to a loss of £10,115 pa. With new chains it will be safe to return to full capacity which will return income, based upon present charges, to £34,000 pa.

To quantify the return on investment with an improvement of asset with a life in excess of 35 years based on losses only the ROI, will be circa 10 years.

4. **Recommendation(s) / Proposed Decision**

- 4.1 That the Harbour Committee approve the increased commitment from reserves for the inner mooring chain replacement from £50k to £100k. With this increase the total commitment from reserves for earmarked funding will increase from £366k to £416k. The total of the Harbours earmarked reserve as at 1/4/24 was £1.3m.

Appendices

Appendix 1 – Mooring chain condition report

Appendix 2 - Quotation 1 (MMC)

Appendix 3 - Quotation 2 (TMS)

Supporting Information

5. **Options under consideration**

5.1 There are 2 options currently under consideration:

- a. **Do nothing (retain the status quo).** This option will see a further loss in income as when moorings are vacated, they will not be replaced due to the ever-increasing deterioration of the chains
- b. **Replace the chains.** Due to the requirement to provide affordable moorings, this option regardless of ROI, should be carried out. Due to the length of life of the asset, the ROI as stated above is a bonus and fits with the recommendation to replace these chains. Any residual value of the present chains will be factored into the price.

Equality Impacts

6.	Identify the potential positive and negative impacts on specific groups			
		Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
	Older or younger people	Increased moorings for those on the waiting list		
	People with caring Responsibilities			No impact
	People with a disability			No Impact
	Women or men			No impact
	People who are black or from a minority ethnic background (BME) <i>(Please note Gypsies / Roma are within this community)</i>			No impact
	Religion or belief (including lack of belief)			No impact
	People who are lesbian, gay or bisexual			No impact
	People who are transgendered			No impact
	People who are in a marriage or civil partnership			No impact
	Women who are pregnant / on maternity leave			No impact

	Socio-economic impacts (Including impact on child poverty issues and deprivation)			No impact
	Public Health impacts (How will your proposal impact on the general health of the population of Torbay)	Improved happiness having a boat in the inner harbour		
9	Cumulative Council Impact (proposed changes elsewhere which might worsen the impacts identified above)	Failure to do this will add to reputational damage and further concerns, as to the allocation of funds as paid for by harbour users		
10.	Cumulative Community Impacts (proposed changes within the wider community (inc the public sector) which might worsen the impacts identified above)	Nil		

