

Clerk: Governance Support
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Date: Monday, 04 December 2023

Governance Support
Town Hall
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Dear Member

HARBOUR COMMITTEE - MONDAY, 4 DECEMBER 2023

I am now able to enclose, for consideration at the Monday, 4 December 2023 meeting of the Harbour Committee, the following reports that were unavailable when the agenda was printed.

Agenda No	Item	Page
7.	Harbour Budget 2024/25 and Schedule of Fees and Charges	(Pages 2 - 40)

Yours sincerely

Governance Support
Clerk

Meeting: Harbour Committee

Date: 4th December 2023

Wards affected: All wards in Torbay

Report Title: Harbour Budget 2024/25 and Schedule of Fees and Charges

Director/Assistant Director Contact Details: Rob Parsons

Head of Tor Bay Harbour

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1. Purpose of Report

- 1.1 The Harbour Committee is required annually to approve the Harbour Authority revenue budget and to set the level of fees and charges, for the forthcoming year.

2. Reason for Proposal and its benefits

- 2.1 This proposal commits the Harbour Authority financially to £4,070,000 expenditure from the revenue budget in 2024/25. An anticipated operating deficit of £109,000 is initially forecast however any operating surplus 23/24 will bridge this gap. The initial deficit will be required from the Harbour Reserve, but I believe this is a manageable risk as we see a potential increased in fish tolls and the recharging of services to tenants, which has been previously estimated due to a delay in the issue of audited accounts. I strongly believe these two points will fully cover the operating deficit and replace funds removed from the reserves. The initial operating deficit is highlighted within the attachment, but this is covered by reserves. As stated above I am confident that this will be replaced and therefore present this as a balanced budget for the committee.

3. Recommendation(s) / Proposed Decision

- i. That the Tor Bay Harbour Authority Schedule of Charges, Dues & Fees for 2024/25 (in line with the current level of inflation and the views of the Budget Review Working Party) being a representative average increase of 4.0%, as set out in Appendix 1, be approved.
- ii. That the Cabinet be recommended to include the proposed balanced budget for the Harbour Authority 2024/25 as set out in this report and Appendix 2 in its draft budget proposals to Council.

Appendices

Appendix 1: Proposed Tor Bay Harbour Authority Schedule of Charges, Dues & Fees 2024/25.

Appendix 2: Proposed Tor Bay Harbour Authority revenue budget 2024/25

Background Documents

Tor Bay Harbour Authority Schedule of Charges, Dues & Fees 2023/24

Tor Bay Harbour Act 1970

Tor Bay Harbour (Torquay Marina Act &c.) Act 1983

1. Introduction

- 1.1 The Budget Review Working Party met on 21st November 2022 to consider the in-year financial position and to consider a draft budget for 2024/25 finalised at Appendix 2. It also agreed the broad principles for the 2024/25 schedule of charges, dues and fees as set out in Appendix 1 i.e., support for an increase that reflected the current level of inflation.

2. Options under consideration

- 2.1 The Harbour Committee, on behalf of the Harbour Authority, are to annually set and approve a balanced revenue budget and to set the level of fees and charges accordingly.
- 2.2 Fees and charges have been raised by an average of 4%, rounded up to the nearest £, based on the official CPI figure released in November 2023 and recognises the impact of financial pressures in 2024/25. Raising fees and charges at an above inflation rate has been considered by the Working Party but it felt that this could have an adverse impact on the take up of services from Harbour customers and could result in an under achievement against the target.

3. Financial Opportunities and Implications

- 3.1 The 2024/25 budget is challenging as increasing costs particularly in respect of capital, repairs and maintenance and energy are bringing pressures on expenditure. The level of inflation combined with other cost of living pressures mean that the opportunity to manage these pressures through fees and charges is limited.
- 3.2 Recent Levelling Up announcement will provide an opportunity for focused growth within the fisheries sector.
- 3.3 Opportunities are also available with applications to the Fisheries and Seafood Scheme administered by the Marine Management Organisation. Applications up to £150,000 can be made that would address some of the required repairs to support the Fisheries sector locally. This would see the Harbour Authority improve its asset base in benefit to both Fishermen and Seafarers. Funds for infrastructure via this scheme is not certain at this stage but will be explored.

4. Legal Implications

4.1 There are no legal implications that arise from this report.

5. Engagement and Consultation

5.1 The Harbour Committee's Budget Review Working Party has been consulted and have advised on the proposed Budget and Charges and the two Harbour Liaison Forums will be consulted prior to the new financial year.

5.2 Harbour users broadly accept the financial position of an increase in the general level of inflation. There is however some concern and ongoing resistance from harbour user representatives to the ongoing level of contribution to the Council's General Fund and in particular concern has been raised by way of concessions for youth groups and charities who already have budgetary concerns.

6. Purchasing or Hiring of Goods and/or Services

6.1 Not applicable

7. Tackling Climate Change

7.1 Not applicable

8. Associated Risks

8.1 There is a **high** risk that the budget will not be met due to the variability related to income from fish tolls. This risk cannot be mitigated under the current budget model.

8.2 There is a **moderate** risk that unforeseen expenditure e.g. to fix storm damage could deplete the Harbour Reserve Fund to the point that it can no longer be self-financing.

Across the local authority asset repair and maintenance has been managed to balance financial, maintenance and health and safety issues. The condition of the Harbour Estate is reviewed regularly however given the maritime locality there is a risk that weather events will result in this unforeseen expenditure.

- 8.3 There is a **low** risk that boat owners will relocate their vessels or business to other harbours which are cheaper. This has been mitigated by analysing the regional market to ensure that our prices remain competitive.
- 8.4 There is a **low** risk that the scale of the General Fund contribution could attract a challenge under the Local Audit and Accountability Act 2014, auditing the Harbour Account alongside the Council’s audit would allow any issues to be identified. The Harbour Committee is reminded that any qualified objection is likely to require substantial administrative effort to resolve.

9. Identify the potential positive and negative impacts on specific groups

	Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
Older or younger people			X
People with caring Responsibilities			X
People with a disability			X
Women or men			X
People who are black or from a minority ethnic background (BME) (Please note Gypsies / Roma are within this community)			X
Religion or belief (including lack of belief)			X
People who are lesbian, gay or bisexual			X

People who are transgendered			X
People who are in a marriage or civil partnership			X
Women who are pregnant / on maternity leave			X
Socio-economic impacts (Including impact on child poverty issues and deprivation)			X
Public Health impacts (How will your proposal impact on the general health of the population of Torbay)			X

10. Cumulative Council Impact

10.1 None

11. Cumulative Community Impacts

11.1 None

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Tor Bay Harbour Authority

Schedule of Charges, Dues & Fees – 2024 – 2025

VAT Registration No. GB 142 2082 11

For the period commencing 1st April 2024 – 31st March 2025

Email: harbour.authority@torbay.gov.uk Website: www.tor-bay-harbour.co.uk

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Section 1 – Introduction to Harbour Charges, Dues & Fees

General Details

- 1.1.1 The Tor Bay Harbour Authority ‘Schedule of Charges, Dues and Fees’ should be read in conjunction with the ‘Charges, Dues & Fees – Supporting Information’ booklet, which can be found on the Tor Bay Harbour website - www.tor-bay-harbour.co.uk/about/harbour-charges/
- 1.1.2 For more information regarding Tor Bay Harbour activities, please refer to the Tor Bay Harbour website – www.tor-bay-harbour.co.uk
- 1.1.3 Particular attention should be given to the following documents on the Plans & Policies webpage – www.tor-bay-harbour.co.uk/about/plans-policies/
- ‘General Terms & Conditions’
 - ‘Operational Moorings and Facilities Policy’

Section 2 – Recreational Visitor Facilities



Visitor Charges - Recreational (per night or over 2 hours) – VAT included	Per Day	Per Week
Up to 5.5m (18ft)	£14.00	£69.00
Over 5.5m (per meter)	£3.00	£11.00
Catamaran and Trimaran (per meter)	£4.00	£17.00
Visitor Charges – Commercial Vessels – Exclusive of VAT		
Commercial vessels visiting an enclosed harbour	£3.00 + VAT	-
Commercial vessels laid up un-laden (& gas free if applicable)	£10.00 + VAT	£19.00 + VAT
Commercial vessels anchored in Tor Bay – per day or part (Those seeking shelter are exempt from this charge)	£158.00 + VAT	-
Vessels anchored in Tor Bay for underwater survey, hull cleaning or repairs – per day or part	£311.00 + VAT	-
Commercial vessels taking up or discharging fuel oil or supplies within an enclosed harbour (max stay 24 hours) – per m LOA per month or part	£37.00 + VAT	

Launch & Recovery Fees - Daily Slipway Charges – VAT included	Per Day	
Up to 5.5m (18ft)	£18.00	
Over 5.5m	£29.00	
Canoes/Kayaks/Paddleboards	£6.00	
Personal Watercraft (Jet Skis) – Slipway Charges -VAT included	Per Day	Per Week
Standard Charge, Launch per craft	£23.00	£114.00
Qualified Charge, Launch per craft	£15.00	£72.00
Registration Fee, per craft – Standard & Qualified	£23.00 one off charge	
Trailer Parking – VAT included	Per Day	Per Week
Trailer parking	£11.00	£57.00
Quayside Berthing, Drying Out & Storage on Quays – subject to availability – VAT included	Per Day	
Use of slipway/beach to dry out/ and other quayside berths for repairs - Per m/per day	£5.00	
Use of Grids exclusive of harbour dues Brixham Harbour only Per m/per day	£6.00	
Boat storage on the Quay (on or off a trailer) Per m/per day	£4.00	
Visitor Cargo Dues – Goods – Exclusive of VAT		
Vessels undertaking fish and cargo trans-shipments - Trans-shipment of all cargo and or products, whether at anchor or under way within Tor Bay Harbour jurisdiction	Determined by the Harbour Master / £0.015	
General Cargo/Other Commodities - per pallet	£4.00 + VAT	
General Ships Stores/Spares etc. - per tonne	£3.00 + VAT	
Waste Bins (1100 litres) - per unit	£4.00 + VAT	
Visitor Passenger Vessels – VAT included		
MCA coded vessels and MCA class V,VI, VIA vessels & EU classes & other passenger vessels; per passenger per visit	£4.00	
Cruise ships; per passenger per visit	£5.00	
MCA coded and MCA class V,VI, VIA Passenger vessels and EU classes visiting Tor Bay Harbour (combined charge) – per year or part	£380.00	

Section 3 – Annual Harbour Facilities



Annual Berthing Charges - Inclusive of Harbour Dues	
Torquay – Minimum 6m charge – Per Berth – VAT included	
Town Dock & Princes Pier Pontoon – Private and Commercial Vessels up to 6m	£1,825.00
Town Dock & Princes Pier Pontoon – Private and Commercial Vessels up to 8m	£2,434.00
Town Dock & Princes Pier Pontoon – Private and Commercial Vessels up to 10m	£3,042.00
Town Dock & Princes Pier Pontoon – Private and Commercial Vessels up to 12m	£3,650.00
Town Dock & Princes Pier Pontoon – Private and Commercial Vessels over 12m, Per M	£304.00
Inner Harbour Private & Commercial Vessel up to 6m	£1,386.00
Inner Harbour Private & Commercial Vessel up to 8m	£1,848.00
Inner Harbour Private & Commercial Vessel up to 9.14m	£2,108.00
Jet Ski pods	£1,144.00
Paignton – Minimum 6m charge - Per Mooring – Vat included	
Trot mooring (no risers provided) up to 6.1m Minimum charge	£655.00
Trot mooring (no risers provided) up to 8m	£1,012.00
Commercial Trot mooring (no risers provided) up to 11m	£1,546.00
Commercial Trot mooring (no risers provided) up to 14m	£1,966.00
Outhaul mooring up to 4.5m	£394.00
Lying Along the Quayside	£126.00
Brixham – Minimum 5m charge – Per Mooring – VAT included	
Outer Harbour Swinging Mooring up to 6.4m	£957.00
Outer Harbour Swinging Mooring up to 8m	£1,440.00
Outer Harbour Swinging Mooring up to 9.14m	£1,458.00
Outer Harbour Swinging Mooring up to 10m	£1,666.00
Outer Harbour Swinging Mooring up to 11m	£1,842.00

Outer Harbour Swinging Mooring up to 12.19m	£2,051.00
Outer Harbour Swinging Mooring up to 15.24m	£2,503.00
Outer Harbour Swinging Mooring over 15.24 charged per m	£175.00
Inner Harbour Trot mooring (no risers provided) up to 5m	£655.00
Inner Harbour Trot mooring (no risers provided) up to 6m	£697.00
Inner Harbour Trot mooring (no risers provided) up to 7m	£818.00
Inner Harbour Trot mooring (no risers provided) up to 8m	£942.00
Inner Harbour Trot mooring (no risers provided) up to 9m	£971.00
Inner Harbour Trot mooring (no risers provided) up to 10m	£1,212.00
Lying Along the Quayside, per m	£127.00
Use of Town Pontoon by Tenders (At Harbour Master's discretion) per m	£9.00
Waiting List Fees for Mooring & Facilities (Non-refundable or transferable) – VAT included	
Waiting List Fee – Private berths & Moorings	£26.00
Waiting List Fee – Commercial berths & moorings	£52.00
Boat Parking, Storage on Quayside and Car & Trailer Parking – VAT included	
Paignton Harbour Winter Storage Charge – Per m LOA	£54.00
Paignton Harbour Summer storage of empty boat trailers (only available between May and October) – per month or part	£30.00
Paignton Harbour – Annual - Per Year or Part	
• Dinghy Park Space (under 5m on hand launch trolleys) max width 1.8m	£382.00
• Quayside Boat Park Space (vessels under 6m on trailers) per m	£90.00
• Multi Hull Spaces per m per day	£114.00
• PARC Coastal Boat	£484.00
Torquay and Brixham Harbours - Boat parking under 6m LOA where a facility exists – Annual - Per m/LOA/per year	
• Single hull (includes racks at Torquay)	£88.00
• Reduced charge	£45.00
• Multi hull (occupying more than one space)	£114.00
Paignton Harbour Annual horizontal racks, subject to availability (max, length 3.7m) – per year or part	£215.00
Annual Kayak/Canoe rack (where available) – per year or part	£144.00
Annual Dinghy/tender rack – per year or part	£73.00
Torquay Beacon Quay Annual car parking permit (quayside level only) – per year or part	£645.00
Brixham Oxen Cove Annual car parking permit –	£406.00

per year or part	
Annual trailer parking (only available with private annual launch & recovery pass) – per year or part	£114.00
Annual Compound Charges – Passenger Vessels - MCA coded vessels < 24m LOA - per year or part	£120.00
Annual Compound Charges – Passenger vessels - MCA class V,VI, VIA vessels, EU classes and coded vessels of 24m & over; per licenced passenger capacity - per person per year or part	£5.00
Launch & Recovery Fees – Annual Slipway Charges – VAT included	
Annual launching and recovery pass for private use of slipways – per m per year or part	£50.00
Annual launching & recovery pass for commercial use of slipways – per m per year or part	£57.00
Annual Jet ski launching and recovering pass per craft standard charge – per year or part	£343.00
Annual, Jet ski launching and recovering pass per craft ‘qualified’ charge – per year or part	£229.00
Passenger Vessels – Landing/Embarkation Charges – VAT included	
MCA coded vessels and MCA class V,VI, VIA vessels & EU classes & other passenger vessels; per passenger per visit	£4.00 + VAT
Cruise ships; per passenger per visit	£5.00 + VAT
Passenger & Commercial Vessels – Annual Compound Charges – VAT included	
MCA coded vessels < 24m LOA - per year or part	£120.00 + VAT
MCA class V,VI, VIA vessels, EU classes and coded vessels of 24m & over; per licenced passenger capacity - per person per year or part	£5.00 + VAT
MCA coded and MCA class V,VI, VIA Passenger vessels and EU classes visiting Tor Bay Harbour (combined charge) – per year or part	£380.00 + VAT
Launching & Recovery pass for commercial use of slipways per m/per year	£57.00 + VAT

Section 4 - Fishing & Commercial Vessel Facilities



Note: Prices are **exclusive** of VAT unless stated

Visiting Motor Fishing Vessel – VAT included	
Motor fishing vessels landing fish which attract fishing tolls – Free for the day of landing	£34.00 per day for MFV < 20m
	£46.00 per day for MFV > 20m
Visiting Commercial Boats – VAT included	
Commercial vessels visiting an enclosed harbour	£3.00
Commercial vessels laid up un-laden (& gas free if applicable)	£10.00 per day
	£19.00 per week
Commercial vessels taking up or discharging fuel oil or supplies within an enclosed harbour (max stay 24 hours) – per m LOA per month or part	£36.00
Commercial vessels anchored in Tor Bay – per day or part (Those seeking shelter are exempt from this charge)	£158.00
Vessels anchored in Tor Bay or underwater survey, hull cleaning or repairs – per day or part	£311.00
Goods – VAT exempt	
Fish (other than cured fish) including shellfish, crabs etc. brought into the harbour or to any place within the limits of the harbour by sea and sold, on the gross proceeds of fish.	£0.025 per £ (2.5% Ad Valorem)
Fish overlanded and sold on the Brixham Fish market	£0.015 per £ (1.5% Ad Valorem)
Fish overlanded onto the Harbour Estate but not sold on the market. Fish, Shellfish (Overland) and all products brought onto the Harbour Estate via road	£0.015 per £ (1.5% Ad Valorem)
Fish and cargo trans-shipments Transshipment of all cargo and or products within Tor Bay Harbour Jurisdiction	£0.015
General Cargo/Other Commodities - per pallet	£4.00
General Ships stores/Spares etc. - per tonne	£3.00

Harbour Dues – Motor Fishing Vessels (MFVs) - Per m per year MFV based in and working from Tor Bay Harbour – VAT included for vessels < 15 GRT; VAT exempt for vessels > 15 GRT	
Under 8m LOA	£14.00
8m – 12m LOA	£16.00
Over 12m LOA	£18.00
Licences – VAT exempt	
Fish Salesperson’s licence (Includes use of Fish Market) per annum – Valid from 1 st April each year	£399.00
Fish Buyer’s licence (Includes use of Fish Market) per annum – Valid from 1 st April each year	£399.00
Waiting Lists for Mooring & Facilities – VAT included	
Waiting List Fee	£52.00
Torquay Annual Berthing – MFV's landing over £12,000 gross – VAT included	
Princess Pier Pontoon up to 6m	£1,507.00
Princess Pier Pontoon up to 8m	£2,009.00
Princess Pier Pontoon up to 10m	£2,512.00
Paignton Annual Berthing – MFV's landing over £12,000 gross – VAT included	
Trot mooring (no risers provided) up to 6.1m - Per mooring Minimum charge	£60.00
Trot mooring (no risers provided) up to 8m – Per mooring	£417.00
Lying Along the Quayside Inclusive of dues – Per m LOA – see visitor section	£126.00
Brixham Annual Berthing - Exclusive of Dues – VAT included	
Outer Harbour Swinging Mooring up to 6.4m	£362.00
Outer Harbour Swinging Mooring up to 8m	£846.00
Outer Harbour Swinging Mooring up to 9.14m	£863.00
Outer Harbour Swinging Mooring up to 10m	£1,071.00
Outer Harbour Swinging Mooring up to 11m	£1,128.00
Outer Harbour Swinging Mooring up to 12.19m	£1,336.00
Outer Harbour Swinging Mooring up to 15.24m	£1,552.00
Outer Harbour Swinging Mooring over 15.24 charged Per m	£114.00
Inner Harbour Trot mooring (no risers provided) up to 5m	£60.00
Inner Harbour Trot mooring (no risers provided) up to 6m	£102.00
Inner Harbour Trot mooring (no risers provided) up to 7m	£224.00
Inner Harbour Trot mooring (no risers provided) up to 8m	£347.00
Inner Harbour Trot mooring (no risers provided) up to 9m	£376.00

Inner Harbour Trot mooring (no risers provided) up to 10m	£617.00
Lying Along the Quayside Inclusive of dues – Per m per annum	£127.00
Use of Town Pontoon by Tenders (At the Harbour Master’s discretion) - per m per annum	£9.00

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Section 5 - Services and Other Charges

Electric – VAT included	
Level 1 card – 10kw	£3.00 each
Level 5 card – 50kw	£12.00 each
Level 10 card – 100kw	£25.00 each
Smart cards (available at Torquay & Paignton) – Initial charge for card / Credit added according to customer requirement / Visitor cards available	In accordance with current rates
Brixham Harbour KW charge for Motor Fishing Vessels – Invoiced Quarterly	In accordance with current rates
Water - Water charges – Exempt of VAT	
Up to 50 tonnes - per tonne	£5.00
50 tonnes and over - per tonne	£4.00
Fishing Vessels with freshwater tanks – 0m – 8m - per annum	£49.00
Fishing Vessels with freshwater tanks – 8m – 12m - per annum	£73.00
Fishing Vessels with freshwater tanks – 12m – 20m - per annum	£268.00
Fishing Vessels with freshwater tanks over 20m	To be determined by the Harbour Master
Brixham Harbour per cubic meter (where facility is in place)	In accordance with current rates
Crane – VAT included	
Storage on the Quay - per meter LOA per day or part	£4.00
Use of mobile commercial crane and/or Hiab on Harbour Property/Estate up to 4 hours (Inclusive of launch fee) - per crane	£52.00
Use of mobile commercial crane and/or Hiab on Harbour Property/Estate over 4 hours (Inclusive of launch fee) - per crane/per day	£103.00
Labour & Equipment – VAT included	
Labour charge (during normal working hours) - per hour or part	£54.00
Hire of workboat including skipper and crew - per hour or part	£191.00
Hire of workboat including skipper and crew - per day 09.00-17.00 hours	£892.00
Towing within enclosed Harbour - per ½ hour or part	£33.00
Towing outside enclosed Harbour to nearest enclosed Harbour within Tor Bay - per ½ hour or part	£66.00
Pumping out of vessels within the enclosed Harbours - per hour or part	£60.00
Hire of Forklift truck with driver - per hour or part	£67.00
Forklift truck service to Ship's Agents (Exclusive of VAT) - per pallet	£25.00

Storage – VAT included	
Unleased quay areas for fish boxes, fishing gear, cargo containers etc. - per m2/per day, at Harbour Masters discretion	£3.00 + VAT
Unleased quay areas for fish boxes, fishing gear, cargo containers etc. (subject to availability and at Harbour Masters discretion - per m2/per annum	£114.00 + VAT
Storage of Beams on unleased quay areas - per set/per week, at Harbour Masters discretion	£11.00 + VAT
Storage of waste bins (1,100 litres) - per bin per day	£4.00 + VAT
Secured Storage Torquay at the Harbour Masters Discretion- per pallet per day	£11.00 + VAT
Lock up storage (ship stores only) (Equipment removal & transportation costs at applicable hourly rate)	To be determined by the Harbour Master
Storage lockers at Paignton Harbour (subject to availability) - per annum	£238.00 + VAT
Licences – VAT exempt	
Fish Salesperson's licence (Includes use of Fish Market) per annum	£399.00
Fish Buyer's licence (Includes use of Fish Market) per annum	£399.00
Harbour Estate trading licence	As per Council's Street Trading consent fee
Bunkering (Charges do not apply where fuel is taken from the refuelling stations at BTA fuelling station at Brixham, Brixham Marina or South Pier at Torquay) – VAT included	
For fuel oil delivered to vessels from tankers on shore or afloat up to 4,000 litres (minimum charge £30.00) - per litre delivered	£0.04p
For fuel oil delivered to ships from tankers on shore or afloat over 4,000 litres (minimum charge £30.00) - per 500 litres	£3.00
For fuel oil delivered to ships from tankers on shore or afloat in Tor Bay – per litre	£0.005 per litre
Waste – VAT included	
Transportation to the Council refuse tip, Including attendants & use of Council transport etc. per truck load or part load	£184.00
Council Tipping Charge	As per weighbridge load
Provision of skip for fishing vessels in refit	At cost + 10%
Unauthorised landing of commercial waste	£114.00
Authorised landing of commercial waste - per dumpy bag	£46.00
Passenger Craft Waste Reception Facilities	To be determined by the Harbour Master
Other Charges – VAT included unless otherwise stated	
Administration Charge (This charge is at the discretion of the Harbour Master)	£57.00
Parking of an exhibition vehicle on Harbour Estate - per day or part	£86.00
Unauthorised Parking Charge for parking without permission on Harbour Estate - per day or part there of	£29.00

Replacement of swipe card or Fob for controlled access/electricity meters - per unit	£11.00
Additional pontoon cleat (Subject to Harbour Master's agreement) - per unit fitted	£57.00
Vessels of exceptional construction or methods of propulsion, or not otherwise covered	Such charges as may from time-to-time be fixed
Salt-water extraction charge (Use of quays to pump water for commercial purposes) (At the Harbour Masters discretion) per day or part & per year or part	£33.00 per day £1,276.00 per year
Contractors Pass (For Trades persons working on the Harbour Estate) (ex VAT) - per year or part	£394.00 per year
Daily Contractors Pass (Ex VAT) - per day or part	£14.00 per day
Advertising Charges in Harbour – Paignton – A1 Board (60cm x 120cm)	£416.00 + VAT
Advertising Charges in Harbour - Torquay & Brixham – A1 Board (60cm x 120cm)	£572.00 + VAT
Advertising Charges in Harbour - Torquay & Brixham – Large Board (150cm x 100cm)	£915.00 + VAT
Advertising Charges in Harbour - Torquay & Brixham – Banner, includes £50 site fixing fee (75cm x 300cm)	£738.00 + VAT
Event Charges – As determined by Harbour Master depending on requirements	To be determined by the Harbour Master

Section 6 – Pilotage Charges



Pilotage – VAT included	Charge
From Sea to Brixham or Torquay Harbours	£81.00 per m draught
From Brixham or Torquay Harbours to Sea	£75.00 per m draught
Shift berth within Torquay or Brixham Harbours	£49.00 per m draught
From Sea to Tor Bay Harbour anchorage	£36.00 per m draught
From Tor Bay Harbour anchorage to Sea	£26.00 per m draught
Sea to Tor Bay Harbour & Tor Bay Harbour to Sea – (Surcharge for vessels over 150m LOA)	£2.00 per m for each m over 150m
Minimum charge (With or without a pilot on board)	£123.00
Detention, after 1 hour	£78.00 per hour or part of
Pilot Boat Charges (Shipping or landing a local Pilot)	Levied byCompany Name
Pilotage Exemption Certificates	Per issue

Note – Add 50% surcharge to Pilotage Charges incurred on Bank Holidays

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Tor Bay Harbour Authority

Charges, Dues & Fees – Supporting Information 2024 – 2025

VAT Registration No. GB 142 2082 11

For the period commencing 1st April 2024 – 31st March 2025

Email: harbour.authority@torbay.gov.uk Website: www.tor-bay-harbour.co.uk

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Section 1 – Introduction to Harbour Charges, Dues & Fees

General Details

- 1.1.1 The Tor Bay Harbour Authority ‘Charges, Dues and Fees – Supporting Information’ booklet should be read in conjunction with the ‘Schedule of Charges, Dues & Fees’ booklet, which can be found on the Tor Bay Harbour website - www.tor-bay-harbour.co.uk/about/harbour-charges/
- 1.1.2 For more information regarding Tor Bay Harbour activities, please refer to the Tor Bay Harbour website – www.tor-bay-harbour.co.uk
- 1.1.3 Particular attention should be given to the following documents on the Plans & Policies webpage – www.tor-bay-harbour.co.uk/about/plans-policies/
- ‘General Terms & Conditions’
 - ‘Operational Moorings and Facilities Policy’
- 1.1.4 All charges, dues and fees are subject to the appropriate rate of VAT except where indicated.
- 1.1.5 Annual charges relate to the period 1st April to 31st March following and any part thereof. Certain charges may be levied. The full annual fee will be charged for any person/s accepting a facility in the first 3 months (1st April – 30th June). Anyone accepting a facility after the 1st of July will be charged at the appropriate pro rata rate through to 31st March.
- 1.1.6 Seasonal charges, only where applicable, relate to the periods:
- | | | |
|---|---|--------|
| 1 st April to 30 th September | - | Summer |
| 1 st October to 31 st March | - | Winter |
- 1.1.7 All accounts are to be paid within 14 days unless otherwise specified. Payment of charges listed may be required in advance of the service being taken up. Credit and debit card facilities are available for payments made online, at the Harbour Offices or via telephone.
- 1.1.8 Penalty for evading payment of charges – Section 30 Tor Bay Harbour Act, 1970:
“The owner of any vessel or goods or any other person who eludes or evades or attempts to elude or evade payment of, or refuses to pay, a charge payable by such owner or person to the harbour authority at the time when the same becomes due and payable shall be liable to pay to the harbour authority, in addition to the charge, a sum equal to the amount thereof, which sum shall be a debt due to the harbour authority and shall be recoverable by them in any court of competent jurisdiction.”
- 1.1.9 Failure to notify the harbour office of arrival, or departing the harbour without paying harbour charges, will be taken as an attempt to evade the payment of harbour charges.
- 1.1.10 Visiting vessels of special interest and/or vessels owned by Registered Charities may be eligible for a 50% concession on applicable Harbour Charges at the discretion of the Harbour Master.
- 1.1.11 Any person claiming the return of the whole or part of any charges paid to the Authority shall make such claim and produce all documents and give all information required by the Authority

in proof of such claim within twelve months from the time of payment and, in default thereof, the claim shall cease to be enforceable. Refunds would normally only apply in exceptional circumstances and will incur an administration charge.

- 1.1.12 All lengths referred to are overall lengths which in the context of these charges includes bowsprit, push-pit, stern davit, and/or bumpkin etc. as determined by the Harbour Master.
- 1.1.13 Any person who without reasonable cause fails to provide information which is reasonably required for the purpose of the harbour undertaking shall be liable on summary conviction to a fine not exceeding level three on the standard scale. (Section 18 Tor Bay Harbour (Torquay Marina &c.) Act 1983).
- 1.1.14 Application for and acceptance of a mooring, quay berth, boat park space, pontoon berth or other facility, implies acceptance of the rate of charge currently in force and of the conditions of issue including that the Authority and its staff are indemnified against any claims arising from or in connection with such berth or facility, save only as the Authority may be liable under the Unfair Contracts Terms Act 1977.
- 1.1.15 Vessels directed into the harbour by the Secretary of State's Representative (SOSREP) or by any other person legally entitled to direct vessels into a harbour are required to pay one month's harbour dues in advance as a condition of entry. If using a mooring facility, they will also be required to pay one month's mooring fees in advance as a condition of entry. These charges are in addition to any charges incurred for pilotage, tugs, berthing the vessel or for the provision of any other service supplied by the Authority.
- 1.1.16 The lawful orders or directions of the Harbour Master and other authorised officers must always be obeyed promptly.
- 1.1.17 No facility granted may be shared, assigned, or sub-let without the prior consent of the Harbour Master in writing and further charges may apply (Tor Bay Harbour Byelaw no 38 & 41).
- 1.1.18 The Harbour Authority has the right to exercise a general lien upon any vessel, and/or her gear and equipment, whilst in or upon the Harbour premises, or afloat, until such time as the monies due to the Harbour Authority from the applicant in respect of such vessel whether on account of storage or mooring charges or otherwise, shall be paid.
- 1.1.19 No person shall place a vessel on a mooring prescribed in the mooring scheme prepared by the Harbour Authority for a vessel of a different size than that applied for, without the applicant obtaining the prior approval of the Harbour Master in writing (Tor Bay Harbour Byelaw no 40).
- 1.1.20 In the event of the applicant selling or otherwise disposing of the vessel authorised to use the mooring, the Harbour Master shall be notified in writing (Tor Bay Harbour Byelaw no 33).
- 1.1.21 These charges will be applied in a fair and equitable manner, to reflect, as reasonably as possible, the service provided. However, for the avoidance of doubt, the Harbour Master may interpret this Schedule in such a manner as to maximise income to the Harbour Authority.

- 1.1.22 The Harbour Master may vary these charges and/or levy additional charges in respect of anything done or provided by (or on behalf of) the Harbour Authority in accordance with the Harbours Act 1964 and/or Section 24 of the Tor Bay Harbour Act 1970 (or any amendments or re-enactments of those Acts) and all powers delegated to the Harbour Master.
- 1.1.23 The owner of any vessel using Tor Bay Harbour shall indemnify the Harbour Authority, their servants, and agents against all actions, claims, costs and demands in respect of any injury or death of any person and any damage to any property which may arise out of the owner's occupation and use of the harbour facilities including slipways, steps, jetties, pontoons and staging and for this purpose shall maintain a Public Liability policy against such risks. Failure to maintain the appropriate insurance cover will result in the withdrawal of mooring, launching or other facilities.
- 1.1.24 Harbour Dues are payable on **all** vessels entering, within or leaving the harbour. Harbour Dues relate to a particular vessel and are not transferable. Refunds are not normally given.
- 1.1.25 Vessels, trailers and tenders paying Annual Harbour Dues must display their names as per Tor Bay Harbour Byelaw 34. Failure to do so may result in daily charges being applied.
- 1.1.26 Vessels exempt from Harbour Dues are as follows:
- Small vessels < 3m LOA propelled solely by oars or paddles and which are not normally berthed within the harbour.
 - Canoes < 4m LOA, sailboards, and rowing skiffs
 - Tenders less than 4.3m LOA for parent vessels paying relevant annual harbour charges that are less than 10.0m LOA.
 - Tenders less than 6.0m LOA for parent vessels paying relevant annual harbour charges less than 10.0m LOA.
 - Safety/rescue vessels as agreed with the Harbour Master
 - All RNLI vessels
 - HM Ships, Customs and Excise vessels and craft in the service of Trinity House
- 1.1.27 Tenders must be clearly marked 'Tender to (the main vessel's name). Only one tender per vessel is covered in this way. Tenders can only be used for transport to and from the parent vessel and/or mooring. All tenders shall be stored within designated tender racks except by prior written agreement from the Harbour Master.

Definitions

1.2.1 Limits of the Harbour

The limits of the Harbour shall comprise the areas as set out in Parts I and II of Schedule 1 of the Tor Bay Harbour Act, 1970.

1.2.2 Vessels

The word "vessel" includes every description of water craft, including non-displacement craft, WIG craft and seaplanes, used or capable of being used as a means of transportation on water. (International Regulations for Preventing Collisions at Sea 1972 – Rule 3)

1.2.3 **Recreational Vessels**

Any vessel, less than 50m LOA, used solely for the purpose of recreation. All vessels owned and operated by a registered charity for the purpose of training people at sea for recreational purposes.

1.2.4 **Passenger Vessels**

An MCA Class V, VI or VII vessel, or an MCA coded vessel, or, where applicable a vessel licensed by Tor Bay Harbour Authority to carry fare-paying passengers. Any vessel that meets this definition shall not be considered a recreational vessel.

1.2.5 **Motor Fishing Vessels (MFV)**

A registered Motor Fishing Vessel based in and working from a Tor Bay Harbour, the owner/master of which is engaged in commercial fishing, whose sole or main income is derived from selling fish on the Brixham Fish Market or landing fish for sale at Brixham, Torquay or Paignton Harbours and paying Fish Tolls to the Harbour Authority. Income from Fish Landings must total at least £12,000 in the previous year to meet the sole or main income test. Motor Fishing Vessel charges only apply to vessels bona fide engaged in fishing. Registered fishing vessels employed as pleasure craft and carrying passenger for reward are to pay the appropriate passenger vessel charge for the period so employed.

1.2.6 **Commercial Vessels**

Commercial vessels and all other vessels, including naval vessels, workboats and pilot boats used for any purposes other than recreation with the exception of, licensed passenger vessels, fishing vessels, or training vessels as defined in 1.2.2 to 1.2.4 above. See Operational Moorings & Facilities Policy for more information.

1.2.7 **Heritage Vessel**

A limited number of 'Heritage' vessels are permitted, with the Harbour Master's consent, to berth on the Town Pontoon in Brixham Harbour. The Harbour Authority's agreed criteria against which vessels could be measured for inclusion within the "fleet" of heritage boats based at Brixham Harbour is as follows:-

"that a heritage boat in Torbay be defined as a vessel which is British built, 40 feet or more in length and built prior to 31st December 1935 and that, at the absolute discretion of the Council, is considered to have an historical relevance to Tor Bay and its operation and general activity is considered to be beneficial to the local community; and that compliance with the approved definition of a heritage boat should form the basic criteria against which vessels can be measured for inclusion within the "fleet".

1.2.8 **Passenger**

Any person carried that is not essential to the running of the vessel or any person who has paid to be transported, accommodated, or trained on the vessel on which they are embarked.

1.2.9 **Work Within the Harbour**

The loading, discharging, transport, carriage, storing or accommodation of goods, cargo, dry, liquid, or gaseous commodities, livestock, or passengers. The carrying out of any project for any purpose including but not limited to photographic, film or other artistic work on or by any vessel; capital dredging; diving support; pile driving or pile removal; laying or recovering an underwater cable or pipeline; laying, maintenance, survey or recovery of mooring anchors, ground tackle, risers or buoys; surveying, scientific research, water sampling or core sampling; and drilling into the river bed for any purpose. Any other project resulting in the construction

or removal of any structure or the alteration of the harbour bed or infrastructure. Operations carried out by HM Customs, immigration officers, police and fisheries patrols but excluding firefighting and SAR operations.

1.2.10 Further Definitions

Definitions contained within the Harbours Act 1964, the Tor Bay Harbour Act 1970, the Tor Bay Harbour (Torquay Marina &c.) Act 1983 and Tor Bay Harbour Byelaws are applicable where appropriate.

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Section 2 – Visitor Facilities



- 2.1.1 This section applies to both visiting recreational and passenger vessels. Recreational vessels refer to visiting non-commercial vessels under 50m LOA not undertaking work within the harbour; and visiting Passenger vessels (as defined in 1.2.3).
- 2.1.2 These charges apply at each of the enclosed harbours, and include both harbour dues and mooring fees where applicable.
- 2.1.3 Visitor Pontoons are available, normally for recreational vessels and visitor passenger vessels during the summer months in Brixham, Paignton and Torquay harbours.
- 2.1.4 Vessels may be required to double-up with other craft, and in such cases fendering will be the responsibility of the Masters of the craft involved. There is no reduction for doubling up.
- 2.1.5 To avoid the abuse of visitor moorings by local vessels, all craft using visitor mooring facilities will be charged as set out in the Schedule of Charges, Dues & Fees, and are normally restricted to a maximum stay of three weeks (21 days) with no return within one week 7 days. The weekly rate is only available for visiting vessels if payment is made in advance, the daily visitor rate will commence on the last day of the prepaid weekly rate.
- 2.1.6 Use of harbour facilities will be denied or withdrawn if boats are not adequately insured.
- 2.1.7 Harbour visitors are permitted up to 2 hours alongside free of charge before the charges set out in this section become due. Slipway charges are payable in addition to visitor charges.
- 2.1.8 Maritime events using pontoon or visitor moorings will be charged at 50% for the duration of the event and thereafter full price. All other charges are at the discretion of the Harbour Master.

Launch & Recovery Fees

- 2.2.1 Fees are charged per day. Vessels which frequently launch, or recover may, at the Harbour Master's discretion, purchase an annual slipway pass subject to availability (see Schedule of Charges, Dues & Fees). Trailer parking charges (section 2.3.1) are in addition to these charges.

2.2.2 Launching from slipways in busy harbours is actively discouraged for safety reasons and is at the discretion of the Harbour Master which may be withdrawn at any time. Safer alternative sites for this type of craft can be found on the Tor Bay Harbour website.

Personal Watercraft (Jet Skis)

2.3.1 All PWC must be registered with the Harbour Authority. Proof of insurance must be furnished upon request.

2.3.2 Use of launching/recovery facilities is at the Harbour Master's discretion.

2.3.3 Launching/recovery charges **do not** include trailer parking.

2.3.4 To promote safety, persons holding a recognised RYA PWC will be charged the lesser 'qualified' rate. Proof of qualification will be required on each occasion.

2.3.5 Following implementation of the Merchant Shipping (Watercraft) Order 2023 on 31st March 2023, new laws apply to any type of powered watercraft, such as jet skis or motorboats. As a result, jet skis/PWCs are now subject to the same requirements as any vessel for adhering to the International Regulations for Preventing Collisions at Sea 1972 (COLREGs).¹

Trailer Parking

2.4.1 Trailer parking is subject to availability.

Quayside Berthing, Drying Out & Storage on Quays

2.5.1 Subject to availability

Use of Tor Bay Harbour Authority

Landing/Embarkation Facilities for Passenger Vessels

2.6.1 Charges apply to passengers embarking/landing within any of the enclosed ports, at piers, pontoons, or any other fit-for-purpose harbour facility.

2.6.2 Passengers embarked as trainees aboard vessels owned and operated by a registered charity for the purpose of training people at sea for recreational purposes are exempt.

Section 3 – Annual Harbour Facilities



Berthing & Mooring

- 3.1.1 This section applies to vessels which are moored or berthed within Torquay, Paignton or Brixham harbours. Charges are levied per metre per annum or part thereof expiring 31st of March the following year and are **inclusive** of VAT, **except where specified**.
- 3.1.2 Annual berthing, mooring facilities and lying along quayside for passenger and commercial vessels are **inclusive** of harbour dues at **£51.00** per metre per annum unless otherwise stated.
- 3.1.3 Vessels owned by charities or charitable organizations, including bona fide local youth organisations are eligible for up to 50% reduction of this charge at the discretion of the Harbour Master.
- 3.1.4 Waiting lists exist for some moorings & facilities. The registration fee to join each waiting list is £26.00 (£52.00 for commercial waiting lists). **The fee is not refundable or transferable.**
- 3.1.5 Permanent moorings and berthing facilities are allocated on an annual basis, 1st April to the 31st of March of the following year.
- 3.1.6 All other charges **include** VAT except where specified.

Parking, Quayside Storage Facilities

- 3.2.1 Annual charges for boat and trailer parking on quays are **inclusive** of VAT and **include** harbour dues. Charitable organisations, local yacht clubs, and recognised youth training organisations are invited (on an annual basis) to submit details of eligible young persons under 18 years old to be considered for the reduced rates.
- 3.2.2 All Boat & Trailer parking is subject to availability. Annual trailer parking is only available when an annual launching and recovery pass is purchased.

- 3.2.3 The annual trailer parking identified in this section does not entitle permanent parking of the trailer in the parking area. Customers seeking continuous trailer storage should refer to Boat & Trailer parking.
- 3.2.4 All personal watercraft (jet skis) must be registered with the Harbour Authority. Proof of insurance must be produced if so, requested by the Harbour Office or Harbour Patrol.
- 3.2.5 To promote safety within the Bay, persons holding a recognised RYA Personal Watercraft Certificate will be charged the lesser 'qualified' rate. Proof of such qualification will be required on each occasion.
- 3.2.6 Use of launching/recovery facilities is at the Harbour Master's discretion.
- 3.2.7 Launching/recovery charges **do not** include trailer parking.
- 3.2.8 Charges for horizontal racks are **inclusive** of harbour dues.
- 3.2.9 Craft other than tenders to a larger vessel on a Tor Bay Harbour Mooring, will pay harbour dues in addition to the rack charge. Boat Park charges will be based on the greater length of either boat or trailer - if not stored on a launching trolley.
- 3.2.10 Beacon Quay reserved car parking spaces: allocation of spaces is subject to their being required by the Authority for up to 14 days per year to accommodate maritime events.
- 3.2.11 Winter storage is only available at Paignton Harbour for the period 1st October to 31st March following only (in whole or in part) and no reduction will be allowed for any lesser period.

Use of Tor Bay Harbour Authority Landing/Embarkation Facilities for Passenger Vessels

- 3.3.1 Charges apply to passengers embarking/landing within any of the enclosed ports, at piers, pontoons, or any other fit-for-purpose harbour facility.
- 3.3.2 Passengers embarked as trainees aboard vessels owned and operated by a registered charity for the purpose of training people at sea for recreational purposes are exempt.
- 3.3.3 Annual charges may instead be levied on passenger vessels which routinely land or embark within Tor Bay Harbour.
- 3.3.4 Passenger vessels other than MCA Coded and MCA class V, VI, VIA Passenger Vessels and EU Classes to be charged as commercial vessels.

Section 4 – Fishing & Commercial Vessel Facilities



- 4.1.1 Visiting Motor Fishing Vessels (defined in 1.2.5) has prices **exclusive** of VAT.
- 4.1.2 Where applicable, the charges in this section include mooring/quayside charges.
- 4.1.3 Vessels may be required to double-up with other craft, and in such cases fendering will be the responsibility of the Masters of the craft involved. There is no reduction for doubling up.
- 4.1.4 Use of harbour facilities will be denied or withdrawn if boats are not adequately insured.

Goods and Cargo Dues

- 4.2.1 Goods dues are levied on all vessels (VAT exempt for vessels of over 15 GRT) per occasion.
- 4.2.2 The payment of fish tolls includes alongside berthing within Tor Bay Harbour at a berth to be agreed by the Harbour Authority

Annual Registered Fishing Vessel Facilities - Harbour Dues

- 4.3.1 Applies to Motor Fishing Vessels (as defined in 1.2.5) normally moored within an enclosed harbour regardless of whether they are carrying out work or not). Prices are **exclusive** of VAT.
- 4.3.2 Charges are levied per metre per annum or part thereof expiring 31st March of the following year.

Berthing & Mooring

- 4.4.1 This section applies to vessels which are moored or berthed within Torquay, Paignton or Brixham harbours. Charges are levied per metre per annum or part thereof expiring 31st March the following year and are **inclusive** of VAT, **however all vessels >15 GRT will be exempt and will have this removed at point of charging.**

4.4.2 Waiting lists exist for some moorings & facilities. The registration fee to join each waiting list is £50.00. The fee is not refundable or transferable.

Goods and Cargo Dues

4.5.1 Goods dues are levied on all vessels (VAT exempt for vessels of over 15 GRT) per occasion.

4.5.2 The payment of fish tolls includes alongside berthing charge at Brixham and water consumption where a recharge facility does not exist.

Parking, Quayside Storage Facilities

4.6.1 Craft other than tenders to a larger vessel on a Tor Bay Harbour Mooring, will pay harbour dues in addition to the rack charge. Boat Park charges will be based on the greater length of either boat or trailer - if not stored on a launching trolley.

4.6.2 Beacon Quay reserved car parking spaces: allocation of spaces is subject to their being required by the Authority for up to 14 days per year to accommodate maritime events.

4.6.3 Winter storage is only available at Paignton Harbour for the period 1st October to 31st March following only (in whole or in part) and no reduction will be allowed for any lesser period.

Section 5 – Services & Other Charges

Services and Other Charges

- 5.1.1 Electricity cards for electricity only, are available in the following denominations for the respective price (prices listed are inclusive of 5% REDUCED RATE VAT):
- Level 1 card – 10Kw
 - Level 5 card – 50Kw
 - Level 10 card – 100Kw
- 5.1.2 These utility charges are applicable only where a recharging facility exists, e.g., card/token meters or sub meters. Also, these charges are linked to the relevant energy prices at any given time.
- 5.1.3 Water taken in quantities of less than one tonne there is no charge except where a recharge facility exists.
- 5.1.4 For water supplied from the Tor Bay Harbour's standpipes the following charges apply:
- Up to 50 Tonnes – per tonne
 - 50 tonnes and over – per tonne
- 5.1.5 Other charges below apply where water recharging facilities are not available through metered services.

Crane, Labour, and Equipment Hire Charges

- 5.2.1 Use of mobile commercial cranes or other lifting appliances (including Hiab's) on Harbour estate is at the Harbour Master's discretion. At least 48 hours advance notification must be provided for each operation, together with all relevant documentation (RAMS, Lift Plans and Permit to Work).
- 5.2.2 Enhanced rates will be charged, out of ordinary working hours, where overtime is required to be worked. If staff have are called out, a minimum of 2 hours overtime will be charged (per person).
- 5.2.3 Tor Bay Harbour Authority personnel and equipment (subject to availability) are charged out at the following rates all including VAT. Hire of these facilities are at the Harbour Masters discretion.
- 5.2.4 Towing and water taxi services are provided at the discretion of the Harbour Master.
- 5.2.5 Use of forklifts on harbour property/estate is at the discretion of the Harbour Master.
- 5.2.6 Forklift truck services to Ship's Agents, includes labour up to 30 minutes and minimal storage up to 1 week.

Storage Space

- 5.3.1 **No unauthorised storage is permitted, and items may and will be removed and disposed of without warning.**
- 5.3.2 For authorised stores, a charge will be made.
- 5.3.3 Secure storage may be available upon request and with authority of the Harbour Master.
- 5.3.4 Moving equipment into storage will be charged at the applicable rates in 4.2.

Licences (Exclusive of VAT)

- 5.4.1 Fish salesmen's and buyer's licences are valid from 1st April each year.
- 5.4.2 The period of validity for a Boatman's licence must run concurrent with their DFT licence - MCA and Code of Practice Boatmen only.
- 5.4.3 Tor Bay Harbour Authority may grant upon such terms and conditions as they may think fit licences for pleasure craft to be let for hire or to be used for carrying passengers for hire within the Harbour, and to the boatmen or persons assisting in the charge or navigation of such craft. (See section 22 (1) Tor Bay Harbour Act 1970).

Bunkering Charges (Exclusive of VAT)

- 5.5.1 Bunkering charges do not apply where fuel is taken from the refuelling stations at BTA fuelling station at Brixham, Brixham Marina or South Pier at Torquay.

Waste Charges

- 5.6.1 Waste/rubbish that litters the Harbour Estate as a result of refit or repair work may be removed by the Harbour Authority. Fishing vessels undergoing a refit will be required to provide a sealable skip for produced waste and are responsible for the management of the skip during this time. Sufficient spill and absorbents are to be available to contain any pollutants due to their activities. Torbay Harbour will not dispose of Cylinders. Charges may be applied for disposing of waste and clean-up operations.
- 5.6.2 A significant contribution towards the reasonable cost of Port Waste reception facilities for vessels covered by the Port Waste Reception Facilities Regulations 2003 will be made by way of a consolidated harbour dues charge where applicable. With the exception of small volumes of waste oil, the charge for receipt of dirty ballast water, tank washings (slops), oily mixtures containing chemicals, scale and sludge from tank cleaning operations, oily bilge water, sludge from purification of fuel oil, noxious liquid substances, sewage, and excessive volumes of garbage will be levied at cost plus 10%.

Miscellaneous Charges (inclusive of VAT unless stated)

- 5.7.1 The parking of exhibition vehicles on Harbour Estate is at the discretion of the Harbour Master.
- 5.7.2 Pleasure Boat Advertising Boards are licensed sites and are subject to a tendering process.
- 5.7.3 Vessels of exceptional construction or methods of propulsion, or not otherwise covered which include sea planes, hovercraft, hydroplanes, hydrofoils and similar craft, rafts used for recreational purposes, etc. See Operational Moorings & Facilities Policy Definitions, Item 7
- 5.7.4 Annual Contractors passes are valid from 1st April each year and are subject to Terms and Conditions of Use.
- 5.7.5 The Tor Bay Harbour Authority may from time to time apply a charge for officers' time for work undertaken by officers preparing reports or supervising work that is not the Harbour Authority's responsibility.

Section 6 – Pilot Charges



Services of a Pilot and/or Pilot Boat (Exclusive of VAT)

6.1.1 Extract from Tor Bay Harbour Pilotage Directions

Pilotage shall be compulsory within the compulsory pilotage area for all vessels except:-

- i. any ship of Her Majesty's Royal Navy or Royal Fleet Auxiliary;
- ii. foreign warships navigating in the harbour for the purpose of taking up or leaving an anchorage;
- iii. any vessel of less than 36m LOA entering or leaving an enclosed harbour and not carrying a cargo of dangerous goods or marine pollutants;
- iv. any vessel of less than 80m LOA providing they do not enter or leave an enclosed harbour
- v. any vessel engaged in towing where the length of such vessel aggregated with the length of the tow is less than 80m or less than 36m for those entering or leaving an enclosed harbour;
- vi. any fishing vessel less than 47.5m LOA;
- vii. any vessel, or vessel engaged in towing, proceeding to, or departing from a designated anchorage provided such vessel has been forced by stress of weather to seek shelter.

See www.tor-bay-harbour.co.uk for the latest version of the Tor Bay Harbour Pilotage Directions

Note – Add 50% surcharge to Pilotage Charges incurred on Bank Holidays

Charges for Pilotage Exemption Certificates

6.2.1 Pilotage Exemption Certificate, per issue

Agenda Item 7 Appendix 3

HARBOUR REVENUE ACCOUNTS 2022/23 to 2027/28

Expenditure	2022/23 Base Budget £ ,000	2022/23 Final Outturn £ ,000	2023/24 Cttee Budget £ ,000	2023/24 Draft Projected Outturn £ ,000	2024/25 Provisional Budget £ ,000	2025/26 Provisional Budget £ ,000	2026/27 Provisional Budget £ ,000	2027/28 Provisional Budget £ ,000	Notes
Harbour Employee Costs	686	688	824	794	849	870	892	914	1
Premises Costs:-									
Repairs and Maintenance	307	276	332	356	345	352	359	366	
Energy & Water	268	286	357	367	388	396	404	412	2
Cleaning & Waste	54	55	59	64	63	61	62	63	
Other Premises & Insurance costs	170	177	194	199	214	218	223	227	3
Operational Costs:-									
Security Services including CCTV	150	154	157	158	165	168	172	175	
Professional Services	72	60	75	82	78	78	80	81	4
Equipment and V&P	46	62	59	69	61	61	62	63	
SWISCo	88	88	96	96	100	102	104	106	
General & administration expenses	86	77	87	94	90	91	93	95	
Internal Support Services	249	251	274	253	263	268	273	279	
User Charges Concessions	13	17	25	18	26	26	27	27	
Conservancy (Dredging)			50	50	100	0	0	0	5
Capital Charges	559	551	552	552	587	587	587	587	6
IFCA Precept	28	27	28	27	28	29	30	30	
Contribution to General Fund - EHO	25	25	25	31	32	33	33	34	
Contbn to General Fund (Asset Rental)	618	652	652	652	652	652	652	652	
	3,419	3,446	3,846	3,862	4,041	3,992	4,051	4,112	
Income									
Rents and Rights :-									
Property and Other Rents/Rights	603	671	698	695	695	703	703	703	
Marina Rental	462	464	523	523	553	564	575	587	7
Operating Income :-									
Harbour Dues	158	45	43	49	45	45	46	47	8
Visitor and Slipway	67	96	98	89	102	104	106	108	8
Mooring fees	210	252	276	281	287	293	290	296	8
Pontoon Berths	613	668	749	734	763	778	794	810	8
Fish Tolls	1,000	1,491	1,100	1,100	1,100	1,100	1,100	1,100	
Recharged Services	163	98	131	123	127	132	135	137	
Harbour Facilities charges	78	85	60	71	70	71	72	74	8
Licences & Contractor passes	35	49	20	52	43	44	45	46	8
Reserved Car Parking	40	25	26	26	25	26	26	27	
Miscellaneous & Administration charges	29	43	28	32	22	22	23	23	
Contributions from Reserve	0		50	50	100	0	0	0	9
	3,458	3,987	3,802	3,825	3,932	3,882	3,915	3,957	
Operating Surplus /(Deficit)	39	541	(44)	(37)	(109)	(110)	(136)	(155)	
Insurance claim settlement									
Contributions to Reserve/Impairment provision									
Net to/(from) Reserve	39	541	(44)	(37)	(109)	(110)	(136)	(155)	

RESERVE FUND									
Estimated Opening Balance as at 1st April		483		1,038	528	336	236	108	
Interest Receivable		14		30	17	10	8	5	
Net Surplus / (Deficit) from Revenue Account		541		(37)	(109)	(110)	(136)	(155)	
Contribution to/from Revenue account				(453)	0	0	0	0	9
Earmarked contrbn re: dredging works				(50)	(100)	0	0	0	5
Withdrawals - Harbour Capital Schemes				0	0	0	0	0	
Expected Closing Balance as at 31st March		1,038		528	336	236	108	(42)	

Minimum Reserve Level

760

786

776

783

791

HARBOUR REVENUE ACCOUNTS 2022/23 to 2027/28

Notes

- 1 The provision for 2024/25 reflects the full cost of the Harbour establishment.
- 2 High costs resulting from the Energy Crisis are likely to have a significant impact on the Harbour account in the medium term.
- 3 An increase above inflation level has been assumed for premia costs on specialist marine insurance on the back of recent claims history.
- 4 Service level agreement costs for Property and Estates services currently undertaken by Torbay Development Agency. Also includes ad hoc project management costs to TDA.
- 5 A programme of dredging will be implemented by the Head of Tor Bay Harbour Authority funded by the specific amount set aside within the Reserve.

	2023/24 £k	2024/25 on £k
Torquay Town Dock	81	20
Torquay Town Dock - replacement		96
Torquay Inner Harbour pontoons	54	54
Torquay Haldon Pier	81	81
Brixham Harbour Regeneration	282	282
Brixham Harbour Jetty	38	38
Harbour Light	16	16
	<u>552</u>	<u>587</u>

7 Marina rentals have been based on the audited income for 2019/20 (the 2020/21 figures were impacted by Covid) uplifted for assumed inflation year on year. The audited accounts for 2021/22 and 2022/23 are yet to be received.

8 The Provisional Budget 2024/25 assumes an inflationary increase of 4.0% on user charges (in line with expectation placed on General Fund income streams). CPI inflation at October 2023 was 4.6%. The effect of different increase levels is shown below:

	4% increase £k	5% increase £k	6% increase £k
Harbour Dues	45	45	46
Visitor and Slipway	102	103	104
Mooring fees	287	290	293
Pontoon Berths	763	770	778
Other income	111	112	113
	<u>1,308</u>	<u>1,320</u>	<u>1,334</u>

9 Earmarked funding including schemes carried forward from 2022/23 and urgent works arising in the current year.

	2023/24 £k
New Humber side Rib	76
Brixham Harbour Concrete pads	1
Harbours & Prom LED lighting	8
Paignton Harbour T.J's roof	25
Tqy Harbour truck replacement	30
Bxm Harbour Chillers	160
Bxm Town Pontoon Fendering	40
Brixham Harbour moorings replacement	50
Brixham Fire Alarm	63
Total from Reserve	<u>453</u>