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Monitoring Officer
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Agenda

Name of meeting **HARBOUR COMMITTEE**
Date **WEDNESDAY 17 MARCH 2021**
Time **2.00 PM**
Venue **VIRTUAL (MS TEAMS)**
Members of the committee
Cllrs I Ward (Chairman), S Hastings, J Jones-Evans,
G Perks, M Price, S Smart and B Tyndall

Jonathan Brand, Alex Minns, Sean Newton and Joseph Rennie

Democratic Services Officer: Marie Bartlett
democratic.services@iow.gov.uk

1. **Minutes** (Pages 5 - 8)

To confirm as a true record the Minutes of the meeting held on 16 December 2020.

2. **Declarations of Interest**

To invite Members to declare any interest they might have in the matters on the agenda.



To observe the meeting as a member of the public/press please use the link provided . This link will be made available 24 hours prior to start of the meeting. Please ensure you access the meeting in good time. Guidance on how to access the public meeting can be found [HERE](#). Committee members and pre-arranged attendees will be contacted by Democratic Services to supply the appropriate link to participate in the meeting.

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3. **Public Question Time - 15 Minutes Maximum**

Questions must be put including the name and address of the questioner by delivery in writing or by electronic mail to Democratic Services at democratic.services@iow.gov.uk, no later than two clear working days before the start of the meeting. Therefore the deadline for written questions will be Friday, 12 March 2021.

4. **Finance Reports** (Pages 9 - 10)

To receive the finance reports for Newport and Ventnor Harbours.

5. **Report of the Senior Harbour Master**

(a) Get well Plan (Pages 11 - 12)

(b) Senior Harbour Master Report (Pages 13 - 20)

6. **Harbour Authority Activities Annual Report 2019/20** (Pages 21 - 46)

To receive and approve the annual reports for Newport and Ventnor to be submitted to the Department for Transport.

7. **Harbour Revision Order**

To receive an oral update from the Assistant Director of Neighbourhoods.

8. **Newport Harbour Masterplan**

To receive a verbal update from the Director for Regeneration.

9. **Members' Question Time**

A question must be submitted in writing or by electronic mail to Democratic Services no later than 2pm on Monday, 15 March 2021.

CHRISTOPHER POTTER
Monitoring Officer
Tuesday, 9 March 2021

Interests

If there is a matter on this agenda which may relate to an interest you or your partner or spouse has or one you have disclosed in your register of interests, you must declare your interest before the matter is discussed or when your interest becomes apparent. If the matter relates to an interest in your register of pecuniary interests then you must take no part in its consideration and you must leave the room for that item. Should you wish to participate as a member of the public to express your views where public speaking is allowed under the Council's normal procedures, then you will need to seek a dispensation to do so. Dispensations are considered by the Monitoring Officer following the submission of a written request. Dispensations may take up to 2 weeks to be granted.

Members are reminded that it is a requirement of the Code of Conduct that they should also keep their written Register of Interests up to date. Any changes to the interests recorded on that form should be made as soon as reasonably practicable, and within 28 days of the change. A change would be necessary if, for example, your employment changes, you move house or acquire any new property or land.

If you require more guidance on the Code of Conduct or are unsure whether you need to record an interest on the written register you should take advice from the Monitoring Officer – Christopher Potter on (01983) 821000, email christopher.potter@iow.gov.uk, or Deputy Monitoring Officer - Justin Thorne on (01983) 821000, email justin.thorne@iow.gov.uk.

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If you wish to record, film or photograph the council meeting or if you believe that being filmed or recorded would pose a risk to the safety of you or others then please speak with the democratic services officer prior to that start of the meeting. Their contact details are on the agenda papers.

If the press and public are excluded for part of a meeting because confidential or exempt information is likely to be disclosed, there is no right to record that part of the meeting. All recording and filming equipment must be removed from the meeting room when the public and press are excluded.

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Minutes

Name of meeting	HARBOUR COMMITTEE
Date and Time	WEDNESDAY 16 DECEMBER 2020 COMMENCING AT 2.00 PM
Venue	VIRTUAL (MS TEAMS)
Present	CLLrs I Ward (Chairman), S Hastings, J Jones-Evans, G Perks, M Price, S Smart and B Tyndall
Officers Present	M Bartlett, J Brand, L Edmonston, D Foster, A Minns, S Newton, J Rennie.

17. **Minutes**

RESOLVED:

THAT the minutes of the meeting held on 30 September 2020 be confirmed.

18. **Declarations of Interest**

Councillor Julie Jones-Evans declared an interest as she was Local Member for part of Newport Harbour.

19. **Public Question Time - 15 Minutes Maximum**

No public questions were received.

20. **Finance Reports**

The Assistant Director for Neighbourhoods advised the Committee that the impact of Covid-19 had reduced visitor numbers to both Newport and Ryde harbours, which had impacted on the income to both harbours. Legal fees for the Harbour Revision Order had impacted on the overspend for Newport Harbour. Due to the contract for seaweed removal an overspend was shown at Ventnor Harbour, this was being investigated.

It was explained that the current forecast was unlikely to change as the harbours received lower visitor numbers during the winter months.

It was noted that officers would arrange regular updates with the Local Member for Ventnor, to keep him updated on Ventnor Harbour.

RESOLVED:

THAT the finances be noted.

21. **Report of Senior Harbour Master**

21.1 **Get Well Plan**

The Senior Harbour Master advised that things remained unchanged, emergency preparedness has progressed and a contract was in place. Work was being undertaken to update the navigational risk assessments from the previous year.

RESOLVED:

THAT the Get Well Plan be noted.

21.2 **Senior Harbour Master Report**

The Senior Harbour Master advised that the missing figure in the report for November visitor numbers was 60. A turndown of visitor numbers were expected due to the time of year. Staffing on either side of tide had been increased from two hours to three hours.

An audit had been carried out by the designated person, and an inspection by Trinity House for navigation lights and markers had been completed. A boat at the Folly had caused some problems, this had now been resolved and the boat moved.

The committee raised a number of questions regarding the following points:

- Injured member of staff
- Fly tipping
- Graffiti

The Senior Harbour Master provided an explanation and the outcomes from these situations. He also explained that routine inspections by staff were undertaken and any problems actioned, annual inspections by Wight fire were undertaken.

The Committee were advised that Whitegates pier was in Cowes Harbour Commission jurisdiction although the Isle of Wight Council hold a lease hold, there is a public landing at the end, and the IWC was working with Cowes Harbour Commission to remove problem boats.

The section of fencing at the Premier Inn had been moved and talks were continuing to get it replaced.

RESOLVED:

THAT the Senior Harbour Master report be noted.

22. Harbour Revision Order

The Assistant Director for Neighbourhoods advised the Committee that correspondence had been received and the paperwork was with the Department for Transport, a decision was expected in early 2021.

RESOLVED:

THAT the update be noted.

23. Port Marine Safety Code Audit

David Foster, the Designated Person (DP) for Newport Harbour advised the Committee that he had been appointed for Newport Harbour only. Ryde and Ventnor harbours did not currently comply with the Port Marine Safety Code. He explained the observations and recommendations contained in his report these included:

- Staffing issues
- Pollution and Harbour Emergency plans
- Newport Harbour user group
- Navigation Risk Assessment

Officers advised that a staff restructure was being considered, the Newport harbour user group had been cancelled, however, an update had been provided to all members of the user group to keep them informed. The Navigation Risk Assessment had been postponed from November 2020 due to staff resources in the Emergency planning department who carried out the assessment, this was due to be rescheduled.

The Committee were advised that if the Harbour Revision Order was in place then general directions could be put in place which would set risk control measures, to reduce the effect of hazards as a control measure. The general directions would be required to go out to public consultation.

RESOLVED:

THAT the Port Marine Safety Code Audit be noted.

24. Port Marine Safety Code

The chairman advised that a letter had been drafted to the Maritime and Coastguard Agency, stating the position of Newport, Ryde and Ventnor harbours.

RESOLVED:

THAT the Statement of Compliance be noted.

25. **Newport Harbour Masterplan**

The Committee were informed that the Director for Regeneration was unfortunately unable to attend the meeting.

RESOLVED:

THAT the item be deferred to the next meeting or another date and time as convenient to provide an update.

26. **Members' Question Time**

Councillor Julie Jones-Evans asked if the highway between the wall and the Bargemans rest, and how this can be best utilised for the area. Officers advised that a risk assessment had been undertaken on the berths that side of the river and it was deemed to be unsafe for people to step out onto the highway. Island Roads intended to resurface this part of the highway however remedial works needed to be undertaken by the Isle of Wight Council, which there is no current funding for.

CHAIRMAN

Newport Harbour - Financial Statement as at 31.01.2021

Expenditure	2019/20 FY	20/21 Budget	YTD To Jan 21 (actual)	Forecast 2020/21	Forecast Under/ Overspend 2020/21
Employees	86,347	86,749	68,568	82,273	4,476
Premises	45,938	35,338	25,814	33,756	1,582
Transport	2,757	3,399	681	832	2,567
Supplies and services	16,324	6,001	12,084	19,430	-13,429
Contracted services	62,432	46,238	19,683	35,000	11,238
Other	-1,519	0	72	-1,519	1,519
Total	212,278	177,725	126,902	169,773	7,952

Apr 20-Jun 20 (actual)	Jul 20-Aug 20 (actual)	Sep 20-Oct 20 (actual)	Nov 20-Dec 20 (actual)	Jan 21 (actual)
19,835	13,498	14,668	13,715	6,852
7,068	4,851	3,233	5,920	4,742
32	12	12	38	588
500	0	69	10,037	1,479
3,118	3,990	6,843	1,425	4,307
0	6	1	16	49
30,553	22,357	24,825	31,151	18,017

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Income	2019/20 FY	20/21 Budget	YTD To Jan 21 (actual)	Forecast Outturn 2020/21	Forecast Under/ Overspend 2020/21
Leases	-80,480	-62,721	-90,141	-81,460	18,739
Parking	-1,811	-4,221	-353	-353	-3,868
Cranes/fork lifts	-818	0	0	-42	42
Berthing fees	-83,237	-57,928	-38,175	-38,175	-19,753
Other income	-9,117	-10,309	-1,559	-1,518	-8,791
Folly	-53,395	-107,930	-79,508	-79,508	-28,422
Furlough Claim	0	0	0	-8,467	8,467
Total	-228,858	-243,109	-209,736	-209,522	-33,587

Apr 20-Jun 20 (actual)	Jul 20-Aug 20 (actual)	Sep 20-Oct 20 (actual)	Nov 20-Dec 20 (actual)	Jan 21 (actual)
-49,591	-2,233	-9,119	-29,099	-100
0	-242	-66	-45	0
0	0	0	0	0
-49,643	20,696	-4,528	-2,356	-2,343
-468	-253	-303	-306	-229
-19,983	-36,348	-8,593	-14,583	0
0	0	0	0	0
-119,685	-18,381	-22,609	-46,389	-2,673

Net position	-16,580	-65,384	-82,834	-39,749	-25,635
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-89,132	3,976	2,215	-15,238	15,344
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Note
Two credit notes are due to be issued to clients, in regard to leases. The total value of these credit notes is £14,720.

Ventnor Harbour - Financial Statement as at 31.01.2021

Expenditure	2019/20 FY	20/21 Budget	YTD To Jan 21 (actual)	Forecast 2020/21	Forecast Under/ Overspend 2020/21
Employees	1,988	1,416	1,703	2,043	-627
Premises	194	194	222	222	-28
Transport	-1	0	-1	-1	1
Supplies and services	982	1,255	15	2,770	-1,515
Contracted services	69,113	73,189	61,636	88,420	-15,231
Other	0	0	0	0	0
Total	72,275	76,054	63,575	93,454	-17,400

Apr 20-Jun 20 (actual)	Jul 20-Aug 20 (actual)	Sep 20-Oct 20 (actual)	Nov 20-Dec 20 (actual)	Jan 21 (actual)
497	331	364	341	170
222	0	0	0	0
-1	0	0	0	0
0	0	0	0	15
-2	0	242	58,280	3,116
0	0	0	0	0
716	331	606	58,621	3,301

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Income	2019/20 FY	20/21 Budget	YTD To Jan 21 (actual)	Forecast Outturn 2020/21	Forecast Under/ Overspend 2020/21
Leases	-12,000	-12,000	-12,000	-12,000	0
Berthing fees	-5,256	-6,024	-4,917	-4,917	-1,107
Total	-17,256	-18,024	-16,917	-16,917	-1,107

Apr 20-Jun 20 (actual)	Jul 20-Aug 20 (actual)	Sep 20-Oct 20 (actual)	Nov 20-Dec 20 (actual)	Jan 21 (actual)
0	-12,000	0	0	0
-1,056	0	-2,300	-1,561	0
-1,056	-12,000	-2,300	-1,561	0

Net position	55,019	58,030	46,658	76,538	-18,508
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-340	-11,669	-1,694	57,060	3,301
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Newport Harbour 'Get Well Plan' - Version 1.10; 01.03.2021						Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21
		Green - complete Yellow - Planned completion date																											
No.	Action	Sub action	By Who	By When	Comments																								
6	HRO	Await MMO decision	MMO	Mar-21	Complete - order laid on 16 February and live form 11 March 2021																								
7	General Directions	Review draft General directions after HRO decision	JB/LE	TBC	Draft prepared and being reviewed by Marico																								
		Informal consultation to include Harbour user group	JB	TBC	Drafts prepared but this can only follow after the new HRO is approved																								
		Formal consultation	JB	TBC																									
8	Emergency preparedness	Set date for Oil Spill Contingency Plan exercise plan	JB	TBC	In consultation with CHC																								
		Undertake Oil Spill Contingency exercise (combine with emergency training exercise)	JB	TBC	In consultation with CHC; to be rescheduled due to Covid-19																								
		Set dates to Conduct emergency training exercises (combine with oil spill exercise)	JB	TBC	To coincide with oil spill contingency exercise - postponed as a result of four week Covid lockdown																								
18	Review of harbour staff, operating times and roles	Staff structure to be reviewed to enable staffing the harbour either side of high water	JB/LE	Mar-21	Harbour staffed 2 hours either side of high water; structure to be reviewed and new structure to be implemented pre-summer 2021																								
Additional items from PMSC audit, November 2020																													
No.	Action	Sub action	By Who	By When	Comments																								
A	Navigational risk assessment	It is recommended that the NRA is reviewed at least once a year or as a follow-up of any incident investigation.	JB	Apr-21	Original assessment produced Oct 2109																								
B	MV Blade runner	It is recommended that a letter is sent to Williams Shipping, the operator of MV Blade Runner, reiterating the additional procedures that are required for the operation of Blade Runner in the Newport SHA area and the additional procedures are promulgate formally as a Notice to Mariners	JB	Apr-21	It was noted during the audit that the wind turbine blades being transported by MV Blade Runner are considerably longer those being transported when the NRA was conducted in 2019; it recommended that the hazards in the NRA that could involve Blade Runner are reviewed																								
C	Commercial berth operators	It is recommended that the commercial berth operators' procedures for the mooring of commercial vessels are reviewed ensuring mooring gangs are trained correctly and that self-mooring is prohibited.	JB	Apr-21	See MAIB Report 9/2020 and Port Skills and Safety - Spotlight on Self Mooring Fatalities.																								

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Agenda Item 5b

Newport Harbour - Senior Harbour Master Report – 01 December 2020 to 28 February 2021

Visitor Numbers	December: 8	January: 0	February: 0
Folly visitor numbers	December: 0	January: 0	February: 0
Permanent berths	Newport Harbour	Regular users: 9	Live-aboard: 4
Folly Paid	Folly: 132	Pontoon: 75	Swing: 57
Folly to pay	Folly: 10	Pontoon: 3	Swing: 7

Level of Risk

During this quarter the main risk is being able to operate the harbour within the current Covid-19 restrictions and guidelines; this has been balanced with the requirement to keep the harbour staff and users safe.

Staff

December:

- Harbour staff in December 2020, with one staff member working +/- 3 hours either side of High Water between 08.00 – 17.00 (hour off for lunch) and will provide cover seven day a week
- Folly staff - during December 2020 their hours were 10.00 - 16.00 5 days Monday to Friday
Sat 10.00-18.00 Hours Sun 11.00-15.00 hours

January:

- Harbour labouring staff returned after Christmas break on 05.01.2021, (SHM carried out inspection during this time) with one staff member working +/- 3 hours either side of High Water between 08.00 – 17.00 (hour off for lunch) provide cover seven day a week. This was until the 12.01.2021 when they were Furlough
- Folly staff - during January 2021 where operating a service by request, however carrying out regular checks of the Newport harbour's berths.

February:

- Harbour labouring staff remained on Furlough; daily harbour visits where carried out by the SHM
- Folly staff - during February 2021 where operating a service by request, however carrying out regular checks of the Newport harbour's berths.

Works

- Notice was given by the Marine Management Organisation for Newport (isle of Wight) Harbour Revision order 2021 on the 9th February 2021.
- Harbour Committee PMSC training was carried out on team by the Designated person on the 17.02.2021
- Notices regarding bird flu put up at Newport and Folly on the 22.12.20
- On the 28.01.2021 the office fire alarm system and emergency lights where inspected, found to working ok, apart from one emergency light charging unit to be changed

Covid-19 response

- An updated Coronavirus statement was issued on the 06.01.2021, below.
- Vaccine centre at the Riverside Centre open on the 01.02.2021, the barrier between North and South carparks was opened. Water barriers installed to allow parking on the quay. it is being well marshalled.
- On the 3.02.2021 the harbours covid 19 risk Assessment was reviewed and updated.
- On the 3.02.2021 a berth holder raised his concerns regarding the increased traffic along the quay, this was discussed, and additional control was put in place.

Events

- The harbour was open; however, the harbour facilities have remained closed, an updated Coronavirus statement was issued on the 02.12.2020.
- The Visitors fees for Newport harbour remain reduced to £1.50 per metre. Folly visitor pontoon is unchanged
- On the 21.01.2021, The MCA carried out an inspection of the harbours Port Waste Management Plan for Newport and the Folly. It was found to be well managed and adequate for the harbour users.
- On the 25.01.2021 Completed and emailed Newport MSD5 form, for the commercial shipping

Land and Property

- Property informed about lose rail by quay street slipway and the entrance sign still has information regarding coach parking on a Thursday on 14.12.20
- Fenced area erected by entrance to visitor ramp on the 12.01.2021, no information received. On the 13.01.2021 J A Dempsey on site to dig out and replaced a water manhole cover by the visitor pontoon ramp. It has been covered over by the roadway in the past.
- On the 27.01.2021, Received call from Riverside Centre that due to gas works, the middle barrier may need opening, returned to harbour and talk to gas crew, they confirmed it would not be required. The work was to locate and fix a gas leak. Informed them that from the 01.02.2021, that there would be a high volume of traffic due to the vaccine centre, workers said that they would get it registered as emergency work to try to get it completed before then. 3-way traffic light on to the harbour from Quay Street un use between 28 to 29.01.2021.

INSPECTION RESULTS

Inspections of Navigation Aids

Periodic inspections have been carried out of the channel and navigation aids, some of which were conducted from land. All navigation aids are in place, their colour, and characteristics are as required by IALA recommendations. The inspections were undertaken 69 times in the three-month period. Most of these were made from land.

- On the 03.01.2021 the lower leading light where found to be out, confirmed with hotel/pub they had not turn them off as part of their lock down, blubs changed on the 04.01.21 (original blubs checked and are working). The trip was reset in carpark by Harbour labouring staff on the 05.01.2021 informed SHM of trips location
- On the 10.02.2021 the short leading lights found to be unlit, the trip was reset.

Inspections of the channel

Periodic visual inspections have been carried out of the channel most have been carried out from the land. The depth within the channel has not been reported below

the depths advertised. These inspections were carried out 69 times in the three-month period.

Inspections of quays, steps, pontoons, gangway, piles and cleats

Periodic inspections have been carried out and found to be in position and in good order. The inspections were carried out 69 times in the three-month period.

- On the 20.12.20 it was noted that the gabion boxes by the hotel have been opened and the rocks lifted out on to the quay. These were put back in and cages repaired on the 05.01.2021
- The tide gauge at Newport visitor pontoon was cleaned on the 22.12.2020
- Rock salt was put down on the visitor pontoon ramp on 17 times over the 3 months
- The starboard and aft stays of the boat by the hand crane, where secured by harbour staff on the 20.02.2021

Inspections of lights, electric distribution points and water standpipes

Periodic inspections have been carried out on the lights, electric point and water standpipes. The inspections were carried out 69 times in the three-month period.

- The water was turned off on the visitor pontoon and quay on the 21.12.2020.
- Water monitoring took place on the 11.01.2021 and 08.02.2021

Inspections of lifebelts, fire extinguishers

Inspections were carried out, all lifebelts, fire extinguishers and safety ladders were found to be in position and in good order. These inspections were carried out 69 times in the three-month period.

- On the 30.12.20 life ring found in Jubilee store carpark, returned to its box
- On the 17.02.2021 The life ring recovered from under the fly over and returned to by quay street box.

Slipways Inspection

The slipways have been inspected and are in good repair this includes minoring the weed build up. The slipways have been inspected and are in good repair. This has been helped by the environment officers, as now added to their weekly inspections in January.

- Seaclose slipway and steps was cleaned on the 01.12.20
- Folly slipway cleaned on the 4 & 5.12.2020 and 06.01.2021

Harbour Launch, vehicle and other tools

Launch

- It has been pumped out 64 times over the 3 months.
- Additional lines were fitted on the 18.12.20
- The Launch was run up on the 04, 05 and the 13.01.2021.
- On the 13.01.2021, Launch including the cabin cleared of unnecessary items, and organised. The wiper not working, appears to be lose wiring, will fix when next serviced.
- On 18.01.2021, The Launch and her equipment were inspected for her mid-term survey for her Inland Water Small Passenger Boat Code, all found to be correct. Certificate attached below.
- The harbours staff Deckvest lifejacket had their yearly inspection and service at Spinlock (21.01.202) found to be in good repair, however one cylinder was changed due to showing signs of corrosion.

Ford Ranger

- Ford Ranger, is working well.
- Taken for MOT on the 14.12.20, which it passed

Other Tools

- The hand crane was not used this month

INCIDENT AND EMERGENCIES

Collisions, Fire or Explosion, Vessels Grounding, Loss of Vessel Stability, Pollution

- On the night of the 26.12.20, a Folly Swing mooring holder, mooring line broke. The vessel was blown across the river and went aground on the east side of the river, the vessel appeared to not of damaged itself or anything else. The owner was informed. On the 27.12.20, the vessel was secured to the shore and a stern anchor was laid to hold it in position. On the morning of the 28.12.20, the vessel was towed off the foreshore by Folly Venture aided by harbour staff, now moored alongside the Folly visitor pontoon.
- On the 18.01.2021 a seal was seen swimming by the visitor pontoon
- Informed by Folly venture that a boat was laying low in the water, on the 12.02.2021. the owner was contacted.

Dangerous Occurrences / Near Misses.

- On the 26.01.2021 A man's body in his fifties was found in the upper reaches of the River Medina by Lidl Supermarket at about 11.30. It was recovered by Police, Fire service and the Coastguard at about 13.30. statement from police the death is being treated as unexplained but not suspicious. This is outside of the Jurisdiction of Newport harbour, the information has been taken from local news reports, no contact has been made to the harbour.
- On the 17.02.2021 reports from the vaccine centre volunteer, that a lady fell into the river, by the fly over she was help out and taken to hospital as a precaution. The life ring by quay street was recovered from under the fly over and returned to position.

Reportable Accidents

None to report

Defects Affecting Marine Safety

None to report

ADDITIONAL INFORMATION

- The harbour was litter picked 11 in the 3 months,
- 4 Fly tips on the harbour site in the 4 months, put in skip
- The foreshore by Little London by where the homeless camp had been was cleared and rubbish transported to the skip by harbour staff on the 05.01.2021
- On the 18.01.2021, the Skip was emptied.
- 2 tyre, 2 supermarket trolleys, large plastic sheet, traffic cone and a small bike were recovered from off the visitor pontoon.
- On the 17.12.2020 an E-scooter was recovered for by the visitor pontoon, put under office stairs by harbour staff. Was removed shortly afterwards

- On the 15.12.20 white rib “Atina” made a complaint about being asked to pay short stat fee (which was not paid). Being handled by council’s complaint procedure,
- Renewed the SHM membership of the UKHMA on the 21.01.2021
- The waste tank at Black house Quay was pumped out on the 04.02.2021, following informed it was in need by the houseboats at that site.

WHITEGATES PIER

- Was inspected 8 times in the 3 months
- On the 30.12.20, A rib and road trailer arrived on the northern side of the pier on the foreshore. As suspected to belongs to UKSA, they were informed (closed till 04.01.2021) they confirmed it was theirs and they recovered it, informed CHC as in their jurisdiction

**Jonathan Brand,
Senior Harbour Master**

CORONAVIRUS STATEMENT

2 December 2020

Jonathan Brand
Senior Harbour Master
Commercial Services
County Hall, Newport
Isle of Wight
PO30 1UD

Following the end of the government lockdown the Isle of Wight is currently designated as a Tier 1 area from 2 December 2020; accordingly, most potential visitors will be traveling from a higher tier.

Current advice is that people do not travel from a higher tier (e.g. tier 2 to tier 1); accordingly travelling should be avoided but, if essential, visitors must continue to follow rules from their original tier.

In the absence of further guidance Newport Harbour's number one priority remains to ensure the safety of the harbour, as well its staff and customers, throughout the COVID-19 pandemic. All harbour users and customers are advised to adhere to the Government's guidelines.

Newport Harbour is implementing the following from 2 December until further notice.

Newport Harbour/Folly Visitor Moorings

The continuation of no overnight berthing at Newport Harbour's visitor pontoons, without prior arrangement; this includes the Folly visitor pontoon.

Harbour Office

Newport Harbour Office will be closed to customers and visitors and all communications should be sent via email to Newport.harbour@iow.gov.uk or alternatively, customers may phone on 01983 823885. If the phone is not answered please leave a message and the harbour staff will call you back.

Folly Water taxi

For berth holders the harbour water taxi will be running a limited service. For further information for the water taxi please contact Folly Ventures on 07884 400 046, or 07974 864 627, or email Follymooring@hotmail.com

For Odessa Boatyard, Island Harbour and transiting through Cowes Harbour, boat users are advised to visit their respective websites and contact them directly for their most up-to-date information.

Open Port

As a Harbour Authority, Newport Harbour has a statutory duty to maintain an 'Open Port Policy' for freedom of navigation and public use. Commercial shipping will continue to operate as usual, and unless notified otherwise by the UK Government, the harbour will remain open to any vessel that needs to transit the harbour or access a berth.

Further Information

Newport Harbour will keep these policies under review in line with UK Government guidance and inform harbour users on any further updates. Newport Harbour would like to reiterate

that all customers and harbour users should adhere to the latest Government guidelines regarding leaving home and ensure their trip to Newport harbour is in compliance with these rules.

Thank you for your understanding and patience. Stay safe.

Jonathan Brand, Senior Harbour Master

Neighbourhoods

CORONAVIRUS STATEMENT

6 January 2021

Jonathan Brand
Senior Harbour Master
Commercial Services
County Hall, Newport
Isle of Wight
PO30 1UD

Newport Harbour and Folly

Mariners are advised that, following the announcement that the country will now entering a new lockdown from 6 January 2021, the following changes to operations will apply in the Newport Harbour jurisdiction.

Please help us to maintain a safe and Covid-19 free environment by following the government guidance and rules, consider your own safety in addition to that of our staff and other harbour users. Customers are encouraged to consider if the visit to their vessel is essential.

Newport Harbour and the Folly Pontoon & Quay

- Overnight Stays on Vessels are not Permitted
Mariners are reminded that Government guidance for staying at your primary residence still applies. Accordingly, overnight stays or extended visits are not permitted except in limited circumstances. (i.e. if this is your primary place of residence).
- Visiting vessels, including short stay at Newport Harbour and the Folly are not encouraged, this is due to the restraints to return to your primary residence overnight. Any visiting vessels will be charged the appropriate fee.
- Newport Harbour Office will continue to remain closed. However, harbour staff and the Folly Berthing Master will be carrying out regular checks. If you require electric cards, please phone and leave a message, email or drop a note though the door.
- The Harbour hospitality facilities will remain closed;
- The refuse facilities will only be unlocked when the harbour staff are on site, they will remain locked at all other times.

These measures will be reviewed regularly, when sector specific guidance is received, or when changes to the present lockdown are announced.

If a berth holder is at the harbour and they observe the harbour staff undertaking their inspection or maintenance tasks they are respectfully asked to avoid close contact with them.

Berth holders are encouraged to email any enquires to newport.harbour@iow.gov.uk or phone and leave a message on (01983) 823885; or if urgent, by calling (01983) 821000 extension 5978.

Please note: The Folly Water Taxi service will not be operating; however, the berthing staff will be carrying out regular checks of the Folly site.

The Berthing staff will be available for essential access, or services by prior arrangement, fees and charges may apply, please contact them on 07974 864 627

Details of any boats not observing the Government guidance will be passed to the police



Committee report

Committee	HARBOUR BOARD
Date	17 MARCH 2021
Title	HARBOUR AUTHORITY ACTIVITIES ANNUAL REPORT 19/20
Report of	CABINET MEMBER INFRASTRUCTURE AND TRANSPORT

EXECUTIVE SUMMARY

1. Harbour legislation requires the production of a report comprising the annual statement of accounts and a report on the arising from the accounts. This report will detail the key activities of the ports and harbours for which the council is a statutory harbour authority. Appendices 1 and 2 are the 2019/20 reports for Newport Harbour and Ventnor Haven respectively which is subject to approval will be submitted to the Department for Transport (DFT).

INTRODUCTION

2. The council is the statutory harbour authority for Newport Harbour and Ventnor Haven. The council produces annual accounts and includes the activity of both harbours within these accounts. Separate accounts must be prepared and approved by the council for each harbour for which it is the statutory harbour authority. The council currently owns a small harbour at Ryde; however, this is not a statutory harbour and does not, therefore, require a separate account.
3. This report recommends approval of the 2019/20 annual report and accounts for both Newport Harbour (Appendix 1) and Ventnor Haven (Appendix 2). If approved, the accompanying reports will be submitted to the Department for Transport.

BACKGROUND

4. Statutory powers for Newport Harbour were first conferred on the council's predecessor, the Mayor, Aldermen and Burgesses of the Borough of Newport in 1852 by the River Medina Navigation Act 1852 (followed by subsequent legislation). Newport Borough was succeeded by Medina Borough Council, which in turn was succeeded by the Isle of Wight Council.

5. Statutory powers for Ventnor Harbour were first conferred on the council's predecessor South Wight Borough Council in 1994 by the Ventnor Harbour Revision Order 1994. South Wight Borough Council was succeeded by the Isle of Wight Council.
6. The Department for Transport has also confirmed that there is a third harbour for which the council is a statutory harbour authority. However, investigation has shown that this relates to a pier at Ryde which was demolished in the 1920s and therefore, while technically the council remains the harbour authority for this pier, as the pier in question no longer exists and nothing has replaced it, there is nothing upon which to report either in terms of income, expenditure or governance, nor has there been for at least the last 80 years.
7. The council also leases a small landing stage at Cowes known as Whitegates Pontoon, from the Crown Estate. The council simply manages the pontoon and is not a statutory harbour authority in relation to it.
8. It is necessary for the harbour committee to consider the accounts as it is responsible for the duties of the harbour authority on behalf of the council.

STRATEGIC CONTEXT

9. Delivering economic growth and prosperity is one of the council's priorities in its corporate plan 2019-22 and the harbours can play an important role in support of this priority. It is also important that the harbours are operated in a way that is consistent with the priority to deliver statutory duties and achieve value for money.

CONSULTATION

10. This report has not been subject to consultation as it is a summary report of activity by the service area. The finances of the harbours continue to be reported within the council's broader accounts as a matter of course.
11. The Accounts and Audit Regulations 2015 require the council's accounts and accounting records to be available for inspection by members of the public for a period of 30 working days. This year the accounts and supporting records were open for inspection from the 3 June to 12 July 2019. The regulations also require local government electors to be notified that the audited statement of accounts is available for inspection as soon as reasonably possible after the audit has been completed. To the extent that the council's harbour undertakings form part of the services provided to local residents, the financial records supporting the harbour accounts will continue to form part of the consultation process outlined above.

FINANCIAL / BUDGET IMPLICATIONS

12. The accompanying reports detail the accounts of Newport Harbour and Ventnor Haven. There are no direct financial implications arising from this report.

LEGAL IMPLICATIONS

13. The 1898 Medina River Navigation Order (s.6)(1) requires the accounts of the

harbours to be sent to the Board of Trade, now the Department for Transport. This same requirement is also contained in section 42 of the 1964 Harbour Act (as amended).

14. There is a statutory duty to produce annual accounts, in relation to two harbours, and therefore accounts must be produced separately and sent to the Department for Transport.
15. The council's external auditor, Ernst and Young, has completed an assurance review relating to the harbour activities of the Isle of Wight Council for Newport Harbour and Ventnor Haven for the year ended 31 March 2019. There are no matters which they wish to draw to the attention of the secretary of state. The assurance review report will be issued following approval of the accounts.

EQUALITY AND DIVERSITY

16. The council, as a public body, is required to meet its statutory obligations under the Equality Act 2010 to have due regard to eliminate unlawful discrimination, promote equal opportunities between people from different groups and to foster good relations between people who share a protected characteristic and people who do not share it. The protected characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. None of the identified groups are likely to be adversely affected by the content of this report.

PROPERTY IMPLICATIONS

17. There are no direct property implications arising from this report although property activities in the harbours are included in the accompanying reports.
18. The ability of the council as harbour authority to let harbour estate property assets is limited by the 1847 Harbours Docks and Piers Clauses Act, which limits the "disposal" of property to a maximum term of three years and which means that any lettings must be for harbour- (and marine) related purposes. These constraints are likely to limit investment into and regeneration of the harbour estate.

OPTIONS

19. The following options are available:
 1. Option A – That the annual report and accounts as set out in Appendices 1 and 2 are approved and submitted to the DfT.
 2. Option B – That the annual reports and accounts are not approved due to areas of concern being identified in one or both reports.

RISK MANAGEMENT

20. As set out above, the council is required to produce an annual statement of accounts relating to the harbour activities listing activities and financial accounts. By not approving the annual reports and refusing submission to the Department for Transport the council will be in breach of its statutory requirements and risks

censure from the DfT.

RECOMMENDATION

21. The following option is recommended to be adopted:

Option A – That the annual reports set out in Appendices 1 and 2 are approved and submitted to the DfT.

APPENDICES ATTACHED

- Appendix 1 - Isle of Wight Newport Harbour Annual Report and Accounts 31 March 2020.
- Appendix 2 - Isle of Wight Ventnor Haven Annual Report and Accounts 31 March 2020.

Contact Point – Alex Minns,
Assistant Director Neighbourhoods
01983 821000 ext. 8713 e-mail alex.minns@iow.gov.uk

ALEX MINNS

Assistant Director Neighbourhoods

COUNCILLOR IAN WARD

Cabinet Member for Infrastructure and Transport

Isle of Wight Council
Newport Harbour
Annual Report and Accounts
31 March 2020
(pre-assurance review)



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1. Background Information

Relevant legislation:

The Harbours Act 1964

The Transport Act 1981

The Statutory Harbour Undertakings (Accounts etc) Regulations 1983

Newport (Isle of Wight) Harbour Act and Orders 1852 to 1988

The Harbour, Docks and Piers Clauses Act 1847

River Medina Navigation Act 1852

Local Government Act 1972

Responsible Members (The Harbour Committee) – 1st April 19 to 31st March 20

Cllr John Hobart

Cllr Andrew Garratt

Cllr Ian Ward

Cllr Stuart Hutchinson

Cllr Matthew Price

Cllr Shirley Smart

Cllr John Medland – until 29 February 2020

Cllr Stephen Hastings – from 1 March 2020

Isle of Wight Council
County Hall
High Street
Newport
Isle of Wight
PO30 1UD

2. Report on Statutory Harbour Undertakings

The Council is the statutory harbour authority for Newport Harbour. Harbour legislation requires the Council to prepare an annual statement of accounts relating to the harbour activities and any associated activities for each harbour for which it is the statutory harbour authority. This report contains a summary of activities during the year and the financial statements for the year ended 31 March 2020 for Newport Harbour.

Principal activities:

The principal activities during the year continued to be the provision of anchorage, moorings, pontoons and associated harbour facilities as well as leases of harbour land and buildings.

3. Officers' report

Officers' report to the members responsible for the Newport Harbour activities of the Isle of Wight Council.

Section 42 of the Harbours Act 1964, as amended by paragraph 10 of Schedule 6 to the Transport Act 1981, specifies requirements as to accounts and reports relating to the activities of statutory harbour undertakings. It is the duty of every statutory harbour undertaker to prepare an annual statement of accounts relating to the harbour activities and to any associated activities carried out. This requirement cannot be satisfied by the preparation of a statement of accounts which relates to other activities in addition to harbour activities.

The accounts prepared under the Harbours Act 1964 shall be prepared in accordance with the requirements of the Companies Act 2006 as to the form and content of the accounts and reports, and shall be subject to an assurance review. It shall be the duty of any person by whom a statement of accounts is prepared to send to the Secretary of State for Transport a copy of the statement together with a copy of the assurance reviewer's report on it.

In the case of the harbour undertakings carried out by the Isle of Wight Council, all of the harbour undertakings are part of the council's service provision to residents, and there is no separate legal entity in place to which the provisions apply. On that basis, these accounts have been prepared for Newport Harbour activities in a style which is consistent with the reporting requirements of the Companies Act 2006.

However, the legislation does not prescribe the form of assurance review to be undertaken, and neither does the Local Audit and Accountability Act 2014 (or the previously extant legislation, the Audit Commission Act 1998) which specifies the audit requirement for public bodies. Clarification was issued by the Audit Commission that, as the council's harbour accounts are below the threshold for the Companies Act, they are reviewed by the assurance reviewer on the basis of Agreed Upon Procedures. In this case, the Council's external auditor is required to confirm that the harbour accounts have been prepared on a reasonable basis, by confirming that the transactions recorded in the annual statement of accounts relating to harbour activities agree to the underlying records upon which they have been prepared and are consistent with the transactions recorded in the local authority financial statements for the same reporting period. They will also confirm that the accounts cast correctly.

It is considered that Newport Harbour activities as presented here in abbreviated form are consistent with the reporting requirements of the Companies Act 2006. We have acknowledged our responsibilities for ensuring that accounting records are kept which comply with Companies Act 2006, and for preparing accounts which give a true and fair view of the state of affairs of Newport Harbour and of the profit or loss for the financial year.

Accordingly, we have prepared abbreviated financial statements which comprise the Profit and Loss Account, the Balance Sheet and the related notes to the accounts from the accounting records of the council's Newport Harbour activities and on the basis of information and explanations that have been provided by operational staff and officers engaged in port and harbours activities.

The accounts summarise the transactions for the 2019/20 financial year and the financial position at the year-end of 31 March 2020. The authority is required to prepare the accounts in accordance with proper accounting practices. The accounting convention adopted is principally historical cost, modified by the revaluation of certain categories of non-current assets.

Alex Minns
Assistant Director of Neighbourhoods

4. Activity Report

Newport Harbour comprises the harbour from Newport town centre to the Folly (which is shown in the approved plan of the harbour waters), plus the Harbour Estate. The Council approved a plan, identifying assets considered as the current Newport Harbour Estate in a Cabinet report "Newport Harbour Estate" dated December 2011.

The Council, as Harbour Authority, owns the freehold interest in most of Newport Harbour - it owns the river bed element of the harbour, and most of the harbour estate. The harbour estate land and buildings are let to a number of parties as follows:

REF	PROPERTY	LEASE	RENT pa	COMMENTS
W11*	Foreshore for Jetty	Rolling from 01/01/1991	£100	No copy of lease available
W10*	Foreshore for pontoon	3 years from 09/07/2018	£400	
W9*	Foreshore	25 years from 30/09/2016	£1,750	
W8*	Foreshore for Jetty	20 years from 21/12/2000	£100	
W7	Shed at Blackhouse Quay	3 year licence from 01/01/2018	£50	Licence for pre-existing shed
W6	Land at Blackhouse Quay	125 years from 12/10/1990	£25	
W5	Land at Blackhouse Quay	75 years from 25/03/1947	£150	
W4	Aggregates yard at Blackhouse Quay	3 years from 01/04/2019	£16,000	This is in keeping with the constraints of the 1847 Act
W3	Land at Blackhouse Quay	3 years from 27/08/2018	£5,000	This is in keeping with the constraints of the 1847 Act
W3A	Land at Blackhouse Quay	Vacant	£0	
W2*	Land & river bed at Little London	40 years from 17/12/2004	£11,747	Or 7.5% of gross turnover whichever is the greater
W1	Land at Carpenters Quay	3 years from 05/11/2018	£7,360	This is in keeping with the constraints of the 1847 Act
E11*	Foreshore for jetty	3 years from 01/11/2018	£2,032	
E10*	Foreshore for jetty	3 years from 18/09/2019	£6,364	
E6*	Land at harbour north	125 years from 28/03/2001	£100	
E5	Vectis building	3 years from 31/08/2018	£0	Leased at zero charge
E4	Unit 10 Seaclose Quay	3 Years from 05/03/2018	£12,500	This is in keeping with the constraints of the 1847 Act
E3A	Land adjacent to the Belfast Shed	Vacant		

E3	Belfast Shed	3 years from 09/07/2018	£2,000	This is in keeping with the constraints of the 1847 Act
E2	Unit 7 Seaclose Quay	3 Years from 01/11/2018	£13,000	This is in keeping with the constraints of the 1847 Act
E1*	Jubilee stores	125 years form 04/01/1998	£0	

Those leases within Newport Harbour that are for land or property designated not as Harbour estate are notated with an asterisk (*).

The ability of the Council as Harbour Authority to let harbour estate property assets is limited by the 1847 Harbours Docks and Piers Clauses Act, which limits the “disposal” of property to a maximum term of three years and which means that any lettings must be for harbour (and marine) related purposes. The marketing of various units within the harbour estate is consistently proving that these constraints are hindering the occupation of harbour estate land and buildings as the interest to date has been from harbour related users requiring more than three years occupation to make their investment viable, or from non-harbour uses prepared to take a three year term. These constraints are likely to limit investment into and regeneration of the harbour estate.

Prior to his retirement in August 2019 the Harbour Master reduced his hours and only worked three days a week as part of his flexible retirement plan. All three of the Council managed harbours (Newport, Ryde and Ventnor) are now managed by a Senior Harbour master appointed in October 2014.

Harbour staff have undertaken regular inspections of pontoons, walkways and ladders and carried out remedial works as necessary.

Key statistical information for Newport Harbour and the Folly moorings for 2019 is as follows:-

- The tonnage of cargo (sand and ballast for construction) imported into Newport Harbour was 3,820 tonnes (2018 – 12,641 tonnes)
- The number of leisure vessels visiting Newport Harbour was 1,398 (2018 – 1,616)
- The number of winter dry berths at Newport was 0 as no longer available (2018 - 13)
- The number of summer moorings at Folly Reach was 123 (2018 - 164)

It should however be noted that statistical and activity information at Newport Harbour and Folly Moorings is compiled on a calendar year basis whereas the financial information is based on the financial year to 31 March 2020. Historically the activity information was compiled in this way to provide information to external bodies, and this practice has continued to allow annual comparisons.

5. Profit and Loss Account for the year ended 31 March 2020

	Note	2019-20	2018-19
		£'000	£'000
Turnover	1	229	251
Operating expenses	2	(269)	(269)
Other expenses	3	(78)	(70)
Net Gain (Loss)		(118)	(88)

6. Balance Sheet as at 31 March 2020

	Note	2019-20	2018-19
		£'000	£'000
Non-current assets			
Property, Plant & Equipment	4	2,170	2,215
Total non-current assets		2,170	2,215
Current assets			
Debtors falling due within one year	5	28	44
Total current assets		28	44
Total Assets		2,198	2,259
Current liabilities			
Creditors falling due within one year	6	(31)	(22)
Net assets		2,167	2,237
Capital and reserves			
Contribution (to)/from IWC in Year	7	115	110
Profit and loss account for year	8	(118)	(88)
Revaluation reserve	9	1,035	1,044
Capital adjustment account	10	1,135	1,171
Total capital & reserves		2,167	2,237

7. Notes to the accounts

1) Turnover

		2019-20	2018-19
		£'000	£'000
Moorings & Wharfage		139	160
Rental income		80	83
Car park income		2	1
Other Income		8	7
Total turnover		229	251

2) Operating expenses

		2019-20	2018-19
		£'000	£'000
Employee costs		86	88
Premises costs		46	63
Vehicle & transport costs		3	3
Supplies & services		79	58
Depreciation		55	57
Total operating expenses		269	269

3) Other expenses

		2019-20	2018-19
		£'000	£'000
Management and support services		78	70
Total other expenses		78	70

4 (a) Property, Plant & Equipment NBV

	Land & Buildings	Equipment & Motor Vehicles	Total
Cost	£'000	£'000	£'000
As at 1 April 2019	2,314	13	2,327
Additions	0	0	0
Revaluation	10	0	10
Reclassification	0	0	0
As at 31 March 2020	2,324	13	2,337
Depreciation & Impairment			
As at 1 April 2019	(99)	(13)	(112)
Charge for the year	(55)	0	(55)
Revaluation	0	0	0
Reclassification	0	0	0
As at 31 March 2020	(154)	(13)	(167)
Net book value as at 31 March 2020	2,170	0	2,170
Net book value as at 31 March 2019	2,215	0	2,215

Depreciation on land and buildings is calculated based on the estimated remaining useful lives of individual assets which is assessed by the Isle of Wight Council. The following ranges of remaining useful lives are used:

Property Land and Buildings: 2-100 years

Vehicles, Plant, Furniture and Equipment: 1-9 years

4 (b) Newport Harbour Capital Investment – Last seven years

Year	New Asset	Existing Asset	Total
	£000	£000	£000
2013-14	8	0	8
2014-15	44	10	54
2015-16	69	22	91
2016-17	286	19	305
2017-18	263	0	263
2018-19	14	0	14
2019-20	0	0	0
	684	51	735

Of the £735k total investment in the last seven years, £563k is for the cost of the Folly moorings infrastructure project, started in financial year 2016-17 and completed in 2017-18. Harbour income over the same seven year period was £1,524k.

5) Debtors

The debtor's figure is mooring fees and rental due of £40k net of bad debt provision (£12k).

6) Creditors

The creditor's figure is made up of mooring fees prepaid at 31.03.20 of £10k and overhead cost accrued of £21k.

7) Contribution (to)/ from Isle of Wight Council

This represents the amount by which the Isle of Wight Council supports the annual operating costs incurred during the normal trading activities of Newport Harbour.

8) Profit and Loss account

This is the accumulated profit or loss incurred during the normal operation and activities of the harbour in year.

9) Revaluation reserve

The Revaluation Reserve contains the gains made by the authority arising from increases in the value of its Property, Plant and Equipment. The balance is reduced when assets with accumulated gains are:

- Revalued downwards or impaired and the gains are lost;
- Used in the provision of services and the gains are consumed through depreciation; or
- Disposed of and the gains are realised.

10) Capital adjustment account

This account relates to the different arrangements for accounting for the use of long term assets and their related funding as part of Harbour operations.

The total value of long-term assets (note 4a) is matched by the sum of the revaluation reserve and the capital adjustment account.

Isle of Wight Council

Ventnor Haven

Annual Report and Accounts

31 March 2020

(pre-assurance review)



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1. Background Information

Relevant legislation:

Ventnor Pier and Harbour Act 1862

Ventnor Harbour Revision Order 1994

The Harbours Act 1964

The Transport Act 1981

The Statutory Harbour Undertakings (Accounts etc) Regulations 1983

The Harbour, Docks and Piers Clauses Act 1847

Local Government Act 1972

Responsible Members - 1st April 19 to 31st March 20

Cllr John Hobart

Cllr Andrew Garratt

Cllr Ian Ward

Cllr Stuart Hutchinson

Cllr Matthew Price

Cllr Shirley Smart

Cllr John Medland – until 29 February 2020

Cllr Stephen Hastings – from 1 March 2020

Isle of Wight Council

County Hall

High Street

Newport

Isle of Wight

PO30 1UD

2. Report on Statutory Harbour Undertakings

The Council is the statutory harbour authority for Ventnor Harbour. Harbour legislation requires the Council to prepare an annual statement of accounts relating to the harbour activities and any associated activities for each harbour for which it is the statutory harbour authority. This report contains a summary of activities during the year and the financial statements for the year ended 31st March 2020 for Ventnor Haven.

Principal activities:

The principal activities during the year continued to be the provision of anchorage, moorings, pontoons and associated harbour facilities as well as leases of harbour land and buildings.

3. Officers' Report

Officers' report to the members responsible for the combined ports and harbours activities of the Isle of Wight Council.

Section 42 of the Harbours Act 1964, as amended by paragraph 10 of Schedule 6 to the Transport Act 1981, specifies requirements as to accounts and reports relating to the activities of statutory harbour undertakings. It is the duty of every statutory harbour undertaker to prepare an annual statement of accounts relating to the harbour activities and to any associated activities carried out. This requirement cannot be satisfied by the preparation of a statement of accounts which relates to other activities in addition to harbour activities.

The accounts prepared under the Harbours Act 1964 shall be prepared in accordance with the requirements of the Companies Act 2006 as to the form and content of the accounts and reports, and shall be subject to an assurance review. It shall be the duty of any person by whom a statement of accounts is prepared to send to the Secretary of State for Transport a copy of the statement together with a copy of the assurance reviewer's report on it.

In the case of the harbour undertakings carried out by the Isle of Wight Council, all of the harbour undertakings are part of the council's service provision to residents, and there is no separate legal entity in place to which the provisions apply. On that basis, these accounts have been prepared for Ventnor Haven harbour activities in a style which is consistent with the reporting requirements of the Companies Act 2006.

However the legislation does not prescribe the form of assurance review to be undertaken, and neither does the Local Audit and Accountability Act 2014 (or the previously extant legislation, the Audit Commission Act 1998) which specifies the audit requirement for public bodies. Clarification was issued by the Audit Commission that, as the council's harbour accounts are below the threshold for the Companies Act, they will be reviewed by the assurance reviewer on the basis of Agreed Upon Procedures. In this case, the Council's external auditor is required to confirm that the harbour accounts have been prepared on a reasonable basis, by confirming that the transactions recorded in the annual statement of accounts relating to harbour activities agree to the underlying records upon which they have been prepared and are consistent with the transactions recorded in the local authority financial statements for the same reporting period. They will also confirm that the accounts cast correctly.

It is considered that Ventnor Haven and harbour activities as presented here in abbreviated form are consistent with the reporting requirements of the Companies Act 2006. We have acknowledged our responsibilities for ensuring that accounting records are kept which comply with Companies Act 2006,

and for preparing accounts which give a true and fair view of the state of affairs of Ventnor Haven and harbour activities and of their profit or loss for the financial year.

Accordingly, we have prepared abbreviated accounts which comprise the Profit and Loss Account, the Balance Sheet and the related notes to the accounts from the accounting records of the council's Ventnor Haven harbour activities and on the basis of information and explanations that have been provided by operational staff and officers engaged in port and harbours activities.

The accounts summarise the transactions for the 2019/20 financial year and the financial position at the year-end of 31st March 2020. The authority is required to prepare the accounts in accordance with proper accounting practices. The accounting convention adopted is principally historical cost, modified by the revaluation of certain categories of non-current assets.

Alex Minns
Assistant Director of Neighbourhoods

4. Activity Report

Ventnor Haven is a small fair weather haven situated on the Esplanade, Ventnor. Part of the facility is used by a local fish processing company, and there are a small number of visitor moorings within the haven. The four offshore moorings situated in deep water used during summer months have been discontinued, as the cost of their placement and removal far exceeds any income.

The Council owns the freehold interest of Ventnor Haven. It has granted a 125 year ground lease to the Blake family of an area in the centre of the haven, upon which the tenant has constructed a building on stilts that sits above the water and which provides a small scale fish processing facility and wet fish retail outlet, together with a fish and chip shop. The tenant is responsible for the maintenance and repair of this facility.

Following a competitive tendering process Cheetah Marine was employed to supervise activities in the Haven on behalf of the council; the original contract required that they were to act as an agent of the council and accordingly were required to provide the following services within Ventnor Haven:-

- A day to day supervision service in a safe and efficient manner.
- Collect dues from craft using the haven and the adjacent moorings in accordance with the schedule of charges.
- Work with the Isle of Wight Council to develop the haven and expand the range of facilities and services offered to both visitors and local users.
- Inspect all mooring chains on a weekly basis and renew when necessary.
- Clean the slipway, walkway and the pontoons weekly or more frequently.
- Remove all debris from the Haven and the surrounding areas daily.

The terms of the original contract were varied in 2011 to include for the removal of macroalgae (seaweed) as and when necessary and possible to ensure the Council's compliance with environmental legislation. The contract has since been extended through a deed of variation and will now expire on 31st March 2020; this was to enable the work commissioned through Royal Haskoning to be completed and for any recommendations to be funded and implemented.

The contract no longer includes any of the aforementioned supervision functions and these are now undertaken by the Council and are managed by the Senior Harbour Master.

To help manage the macroalgae accumulations Cheetah Marine have used a pump mounted on a boat which sucks the macroalgae and contaminated sand from the Haven. This addresses both the odour issue and maintains the depth within the Haven avoiding the need for conventional dredging. The effectiveness of this approach was found to be compromised by the swinging moorings in the Haven which prevented the boat mounted pump being manoeuvred to where it needed to operate. Cheetah Marine found it necessary to take the moorings out of use and provided an alternative pontoon to allow vessels to be berthed. This pontoon is not a capital asset of the harbour authority which has no maintenance liability for it, rather the provision was an operational decision taken by Cheetah Marine in the discharging of their obligations under the terms of our contract.

The annual cost of removing the macroalgae is currently £75,120. Clearly the cost of removing the macroalgae is not sustainable in the medium to long term and accordingly officers commissioned Royal Haskoning to investigate options to prevent or reduce the macroalgae entering the haven. The initial desk top feasibility study identified a number of options that could be adopted and the majority of options require some form of hard engineering.

Their report concluded that whilst physical changes to the Haven were possible, albeit at a high capital cost, they could not be proven to mitigate the accumulation of macroalgae and that the most economical way of resolving the situation was to continue the physical removal and disposal.

As part of its medium-term financial plan the council has identified that the management of Ryde and Ventnor harbours is not a core function and is seeking to transfer these to third parties with their future operation at no cost to the authority.

5. Profit and Loss Account for the year ended 31 March 2020

	Note	2019-20	2018-19
		£'000	£'000
Turnover	1	17	16
Operating expenses	2	(100)	(114)
Other expenses	3	(12)	(7)
Net loss		(95)	(105)

6. Balance Sheet as at 31 March 2020

	Note	2019-20	2018-19
		£'000	£'000
Non-current assets			
Property, plant & equipment	4	2,338	2,366
Total non-current assets		2,338	2,366
Current assets			
Debtors falling due within one year		7	0
Total Assets		2,345	2,366
Current liabilities			
Creditors falling due within one year		(14)	(6)
Net assets		2,331	2,360
Capital and reserves			
Contribution from IWC in year	5	88	99
Profit and loss account for year	6	(95)	(105)
Capital adjustment account	7	2,338	2,366
Total capital & reserves		2,331	2,360

7. Notes to the accounts

1) Turnover

		2019-20	2018-19
		£'000	£'000
Moorings		5	4
Rental income		12	12
Other income		0	0
Total turnover		17	16

2) Operating expenses

		2019-20	2018-19
		£'000	£'000
Employee costs		2	2
Supplies and Services		70	83
Depreciation		28	29
Total operating expenses		100	114

3) Other expenses

		2019-20	2018-19
		£'000	£'000
Support services and other costs		12	7
Total other expenses		12	7

4) Property, Plant & Equipment

		Land & Buildings
		£'000
Cost		
As at 1 April 2019		2,831
Additions		0
As at 31 March 2020		2,831
Depreciation		
As at 1 April 2019		(465)
Charge for the year		(28)
As at 31 March 2020		(493)
Net book value as at 31 March 2020		2,338
Net book value as at 31 March 2019		2,366

Depreciation on land and buildings is calculated based on the estimated remaining useful lives of individual assets which is assessed by the Isle of Wight Council. The following ranges of remaining useful lives are used:

Property Land and Buildings: 2-100 years

Vehicles, Plant, Furniture and Equipment: 1-9 years

5) Contribution from Isle of Wight Council to support continuing activities.

This represents the amount by which the Isle of Wight Council supports the losses incurred during the normal operation and activities of the harbour in year.

6) Profit and Loss account

Profit or loss incurred during the normal operation and activities of the harbour in year.

7) Capital adjustment account

This account relates to the different arrangements for accounting for the use of long term assets and their related funding as part of Harbour operations.

The total value of long term assets (note 4) is matched by the sum of the revaluation reserve and the capital adjustment account.