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Agenda

Name of meeting	HARBOUR COMMITTEE
Date	WEDNESDAY 30 MARCH 2022
Time	2.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Members of the committee	Cllrs P Jordan (Chairman), J Jones-Evans (Vice-Chairman), C Jarman, G Peace, D Pitcher, M Price and R Redrup 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 12 January 2022.

2. **Declarations of Interest**

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



Details of this and other Council committee meetings can be viewed on the Isle of Wight Council's Committee [website](#). This information may be available in alternative formats on request. Please note the meeting will be audio recorded and the recording will be placed on the website (except any part of the meeting from which the press and public are excluded). Young people are welcome to attend Council meetings however parents/carers should be aware that the public gallery is not a supervised area.

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

Questions may be asked without notice but to guarantee a full reply at the meeting, a question 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 25 March 2022.

4. **Statutory harbour authority activities annual report 2020/21** (Pages 9 - 34)

To consider and approve the annual accounts for Newport Harbour and Ventnor Harbour.

5. **Finance Reports**

(a) 21/22 Finance Report for Newport Harbour (Pages 35 - 36)

(b) 21/22 Finance Report for Ventnor Harbour (Pages 37 - 38)

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

(a) Senior Harbour Master Report (Pages 39 - 44)

7. **Get Well Plans**

(a) Get Well Plan for Newport Harbour (Pages 45 - 46)

(b) Get Well Plan for Ventnor Harbour (Pages 47 - 50)

8. **Members' Question Time**

To guarantee a reply to a question, a question must be submitted in writing or by electronic mail to democratic.services@iow.gov.uk no later than 2pm on Monday, 28 March, 2022. A question may be asked at the meeting without prior notice but in these circumstances there is no guarantee that a full reply will be given at the meeting.

CHRISTOPHER POTTER
Monitoring Officer
Tuesday, 22 March 2022

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 12 JANUARY 2022 COMMENCING AT 2.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs P Jordan (Chairman), J Jones-Evans (Vice-Chairman), C Jarman, D Pitcher, M Price and R Redrup
Officers Present	Jonathan Brand, Lawrence Edmonston, Alex Minns, Sean Newton and Joseph Rennie
Apologies	Cllr G Peace

18. **Minutes**

RESOLVED:

THAT the minutes of the meeting held on 29 September 2021 be confirmed.

19. **Declarations of Interest**

There were no declarations made at this stage.

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

There were no public questions submitted.

21. **EU Seaweed project update**

Piece of work commissioned between the Isle of Wight Council and Ventnor Town Council to look at possible alternative uses of seaweed in Ventnor harbour and other areas leased or owned by the Council.

A presentation from JBW Consulting was circulated prior to the meeting which was a European funded programme called ICE, the presentation included the scope of the project, quantities of seaweed around the Isle of Wight and details of samples taken for analysis.

Alternative solutions were investigated to collect the seaweed and the cost highlighted, it was noted that Ventnor harbour contained green, red and brown

species of seaweed. The risks and benefits of collecting the seaweed were explained along with the pilot scheme action plan.

The Committee thanked Jean-Baptiste for providing a comprehensive presentation and asked if there were UK based projects that could be investigated, a list would be provided to the Committee.

The Assistant Director for Neighbourhoods advised that the presentation had been brought to the Committee to highlight the investigations into the seaweed issue in Ventnor, there was currently no budget to remove the seaweed and it was done on an as and when basis, it was noted that this issue was Island wide and not a decision for the Harbour Committee to make.

RESOLVED:

THAT officers would take the report back to discuss how this issue could be delivered.

22. **Finance reports**

22a **Newport Harbour**

The Assistant Director for Neighbourhoods advised that the forecasted end of financial year indicated an overspend, which was a result of legal costs, the renewal of leases and licences had commenced and had begun to re-establish the financial position of Newport harbour.

22b **Ventnor Harbour**

The Assistant Director for Neighbourhoods informed the Committee that the removal of seaweed issue continued, however investigations into a solution were being looked at, there was limited income at Ventnor Harbour.

The Committee acknowledged the investigation work regarding the seaweed issue and asked if other solutions could be looked at including a suggestion that snails may eat the seaweed, Officers advised that they would look into it. The Committee were advised that the current contract was due to be renewed, Councillors asked if the tender was opened up to include removal of the seaweed from the area would encourage more tenders being submitted, The Assistant Director for Neighbourhoods advised that it was important for local residents that a contract was in place for this year.

23. **Senior Harbour Master Report**

The Senior Harbour Master report had been circulated prior to the meeting, he advised that the drop in numbers was normal for the time of year due to the weather. There had been a couple of events held on the harbour which had been successful.

The Committee thanked the harbour staff for their continued work.

24. DPA audit for Newport Harbour

David Foster from Marico advised the committee that he carried out a Safety Code Audit in October 2021, he expressed some concern regarding Newport harbour as some of the procedures in place had fallen behind, he acknowledged that there had been some gains with the Harbour Revision Order which allowed the preparation of General Directions for consultation.

He advised that he recommended a follow up audit in approximately six months after the audit had been carried out to ensure it was moving in the right direction.

It was noted that the following agenda items would explain the position of the harbour and what action would be done to ensure the re-assessment would show significant improvement.

RESOLVED:

THAT the Port Marine Safety Code Audit be noted.

25. Get Well Plan for Newport Harbour

The Strategic Manager for Commercial Services advised the committee that systems had fallen behind due to staffing during the pandemic, staff had been furloughed or redeployed to assist with covid response, it was noted that the harbour had been staffed around tide times for day-to-day operational activities.

14 items had been identified as requiring attention and to date three had been completed, a timetable had been produced for the remaining items to tie in with the follow up audit assessment in the spring.

RESOLVED:

THAT the get well plan for Newport Harbour be noted.

26. Get Well Plan for Ventnor Harbour

The Committee were advised that the situation at Ventnor was similar to that of Newport harbour, however 23 actions had been identified with four completed to date.

The Committee noted that the harbour had moved forward in the last few years and were encouraged by the plans in place that the issues would be dealt with and bring both harbours to a better place.

RESOLVED:

THAT the get well plan for Ventnor Harbour be noted.

27. Tier 2 Oil Spill Exercise

The committee were informed that an oil spill exercise had taken place at Newport harbour, this was believed to be the first in the history of the harbour and all was deemed to be successful, a de brief report had been produced and staff were currently reviewing it and it would be circulated to the Committee after the meeting.

Following the exercise it was recognised that a Memorandum of Understanding needed to be produced with both Cowes and Yarmouth harbour's for harbour staff to provide mutual assistance if required.

RESOLVED:

THAT the update be noted.

28. General Directions

The Strategic Manager for Commercial Services advised that following the agreement of the Harbour Revision Order (HRO) in 2021, the next step was for General Directions to be drafted and consulted on, the proposed general directions had been drafted with assistance from Marico and Dorade Law who had previous experience with Local Authorities and harbours.

There was a statutory duty to consult on the general directions and responses to comments were mandatory, the general directions would provide powers to the harbour master and staff to operate the harbour safely.

It was noted that the general directions allowed the harbour master and staff to agree certain operations on the harbour, the main reason for the HRO was to allow the harbour to operate in a more modern and safe way.

RESOLVED:

THAT the drafted general directions would be released for consultation.

29. Members' Question Time

Councillor Phil Jordan asked for an update regarding the Capital bids, officers advised that a capital bid had been refreshed for phased works to the harbour wall, the bid had been updated to reflect changes in cost for the next five years.

CHAIRMAN



Committee report

Committee	HARBOUR COMMITTEE
Date	30 MARCH 2022
Title	STATUTORY HARBOUR AUTHORITY ACTIVITIES ANNUAL REPORT 2020/21
Report of	CABINET MEMBER HIGHWAYS PFI, TRANSPORT AND INFRASTRUCTURE

EXECUTIVE SUMMARY

1. Harbour legislation requires the production of a report comprising the annual statement of accounts and a report arising from the accounts. This report details the key activities of the ports and harbours for which the council is a Statutory Harbour Authority. Appendices 1 and 2 are the 2020/21 reports for Newport Harbour and Ventnor Harbour respectively which are subject to approval and will be submitted to the Department for Transport (DFT).

RECOMMENDATION

2. The following option is recommended to be approved: -

That the annual reports set out in Appendices 1 and 2 are approved and submitted to the DFT.

INTRODUCTION

3. The council is the statutory harbour authority for Newport Harbour and Ventnor Harbour. 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 set of accounts.
4. This report recommends approval of the 2020/21 annual report and accounts for both Newport Harbour (Appendix 1) and Ventnor Harbour (Appendix 2). If approved, the accompanying reports will be submitted to the Department for Transport.

BACKGROUND

5. 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.

6. 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.
7. 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.
8. The council also currently leases a small area of foreshore at Cowes from the Crown Estate; this accommodates a jetty and landing stage which is collectively known as Whitegates. The council simply manages the pontoon and is not a statutory harbour authority in relation to it.
9. 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

10. Delivering regeneration, business development and tourism is one of the council's priorities in its corporate plan 2021-25 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.

IMPACT ON YOUNG PEOPLE AND FUTURE GENERATIONS

11. This report does not directly impact on this area

CLIMATE, ENVIRONMENT & UNESCO BIOSPHERE IMPACT

12. The council has approved a Climate and Environment Strategy and associated action plan in October 2021 with the aim of achieving net zero carbon emissions in its own operations and business by 2030 and across the Island by 2040. This report does not directly impact on this area

CONSULTATION

13. 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.
14. 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 2 August to the 13 September 2021. 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 residents, the financial records supporting the harbour accounts will continue to form part of the consultation process outlined above.

FINANCIAL / BUDGET IMPLICATIONS

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

LEGAL IMPLICATIONS

16. 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).

17. 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.

18. 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 2021. 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

19. 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

20. There are no direct property implications arising from this report although property activities in the harbours are included in the accompanying reports.

21. OPTIONS

22. The following options are available:

1. That the annual report and accounts as set out in Appendices 1 and 2 are approved and submitted to the DFT.

2. That the annual reports and accounts are not approved due to areas of concern being identified in one or both reports.

RISK MANAGEMENT

23. 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.

APPENDICES ATTACHED

- Appendix 1 - Isle of Wight Newport Harbour Annual Report and Accounts 31 March 2021.
- Appendix 2 - Isle of Wight Ventnor Haven Annual Report and Accounts 31 March 2021.

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

ALEX MINNS

Assistant Director Neighbourhoods

COUNCILLOR PHIL JORDAN

Cabinet Member for Highways PFI, Transport and Infrastructure

Isle of Wight Council
Newport Harbour
Annual Report and Accounts
31 March 2021
(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 20 to 31st March 21

Cllr Ian Ward

Cllr Matthew Price

Cllr Shirley Smart

Cllr Stephen Hastings

Cllr Graham Perks-Started 16th Sept 20

Cllr Brian Tyndall-Started 23rd Sept 20

Cllr Julie Jones Evans-Started 28th Sept 20

Cllr Andrew Garratt-Left 16th Sept 20

Cllr Stuart Hutchinson-Left 23rd Sept 20

Cllr John Hobart-Left 23rd Sept 20

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 2021 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 2020/21 financial year and the financial position at the year-end of 31 March 2021. 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	£1,035.	
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	Agreement for lease	£750	
W2*	Land & river bed at Little London	40 years from 17/12/2004	£12,115	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	£6,364	
E10*	Foreshore for jetty	3 years from 18/09/2019	£2,032	
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	£0	

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.

All three of the Council managed harbours (Newport, Ryde and Ventnor) are managed by a Senior Harbour master.

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 2020 is as follows:-

- The tonnage of cargo (sand and ballast for construction) imported into Newport Harbour was 8,531 tonnes (2019 – 3,820 tonnes)
- The number of leisure vessels visiting Newport Harbour was 543 (2019 – 1,398)
- The number of winter dry berths at Newport was 0 as no longer available (2019 - 0)
- The number of summer moorings at Folly Reach was 132 (2019 - 123)

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 2021. Historically the activity information was compiled in this way to provide information to external bodies, and this practice has continued to allow annual comparisons.

Following an application to the Marine Management Organisation (MMO) for a new Harbour Revision Order (HRO) in April 2017 and the subsequent public consultation process a new HRO was issued by the MMO on 16 February 2021 which went live on 10 March 2021.

5. Profit and Loss Account for the year ended 31 March 2021

	Note	2020-21	2019-20
		£'000	£'000
Turnover	1	206	229
Operating expenses	2	(231)	(269)
Other expenses	3	(87)	(78)
Net Gain (Loss)		(112)	(118)

6. Balance Sheet as at 31 March 2021

	Note	2020-21	2019-20
		£'000	£'000
Non-current assets			
Property, Plant & Equipment	4	2,120	2,170
Total non-current assets		2,120	2,170
Current assets			
Debtors falling due within one year	5	51	28
Total current assets		51	28
Total Assets		2,171	2,198
Current liabilities			
Creditors falling due within one year	6	(48)	(31)
Net assets		2,123	2,167
Capital and reserves			
Contribution (to)/from IWC in Year	7	115	115
Profit and loss account for year	8	(112)	(118)
Revaluation reserve	9	1,021	1,035
Capital adjustment account	10	1,099	1,135
Total capital & reserves		2,123	2,167

7. Notes to the accounts

1) Turnover

		2020-21	2019-20
		£'000	£'000
Moorings & Wharfage		121	139
Rental income		78	80
Car park income		0	2
Other Income		7	8
Total turnover		206	229

2) Operating expenses

		2020-21	2019-20
		£'000	£'000
Employee costs		82	86
Premises costs		30	46
Vehicle & transport costs		1	3
Supplies & services		64	79
Depreciation		54	55
Total operating expenses		231	269

3) Other expenses

		2020-21	2019-20
		£'000	£'000
Management and support services		87	78
Total other expenses		87	78

4 (a) Property, Plant & Equipment NBV

	Land & Buildings	Equipment & Motor Vehicles	Total
Cost	£'000	£'000	£'000
As at 1 April 2020	2,324	13	2,337
Additions	0	0	0
Revaluation	4	0	4
Reclassification	0	0	0
As at 31 March 2021	2,328	13	2,341
Depreciation & Impairment			
As at 1 April 2020	(154)	(13)	(167)
Charge for the year	(54)	0	(54)
Revaluation	0	0	0
Reclassification	0	0	0
As at 31 March 2021	(208)	(13)	(221)
Net book value as at 31 March 2021	2,120	0	2,120
Net book value as at 31 March 2020	2,170	0	2,170

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
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
2020-21	0	0	0
	676	51	727

Of the £727k 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 £1,534k.

5) Debtors

The debtor's figure is made up of mooring fees and rental income due of £58k, net of bad debt provision (£12k) and £5k other debtors.

6) Creditors

The creditor's figure is made up of mooring fees prepaid at 31.03.21 of £18k and overhead cost accrued of £30k.

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 Harbour
Annual Report and Accounts
31 March 2021
(pre-assurance review)



Contents

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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 (The Harbour Committee)- 1st April 20 to 31st March 21

Cllr Ian Ward

Cllr Matthew Price

Cllr Shirley Smart

Cllr Stephen Hastings

Cllr Graham Perks-Started 16th Sept 20

Cllr Brian Tyndall-Started 23rd Sept 20

Cllr Julie Jones Evans-Started 28th Sept 20

Cllr Andrew Garratt-Left 16th Sept 20

Cllr Stuart Hutchinson-Left 23rd Sept 20

Cllr John Hobart-Left 23rd Sept 20

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 2021 for Ventnor 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 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 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 Harbour and the 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 Harbour and the 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 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 2020/21 financial year and the financial position at the year-end of 31st March 2021. 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 Harbour is a small fair weather harbour 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 harbour. The four offshore moorings situated in deep water used during summer months have previously been discontinued, as the cost of their placement and removal far exceeds any income.

The Council owns the freehold interest of Ventnor Harbour. It has granted a 125 year ground lease to the Blake family of an area in the centre of the Harbour, 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 Harbour 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 Harbour:-

- A day to day supervision service in a safe and efficient manner.
- Collect dues from craft using the Harbour and the adjacent moorings in accordance with the schedule of charges.
- Work with the Isle of Wight Council to develop the Harbour 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 Harbour 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 2022; 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 Harbour. This addresses both the odour issue and maintains the depth within the Harbour avoiding the need for conventional dredging. The effectiveness of this approach was found to be compromised by the swinging moorings in the Harbour 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 £87,420. 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 Harbour. 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 harbour 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. Indeed, the transfer of Ryde was agreed at Cabinet in February 2021 and the freehold will transfer to Ryde Town Council on 1 April 2022.

At the time of preparing this annual report Ventnor Harbour is still within the Isle of Wight Council's ownership and management and option are being reviewed for the future.

5. Profit and Loss Account for the year ended 31 March 2021

	Note	2020-21	2019-20
		£'000	£'000
Turnover	1	18	17
Operating expenses	2	(125)	(100)
Other expenses	3	(11)	(12)
Net loss		(118)	(95)

6. Balance Sheet as at 31 March 2021

	Note	2020-21	2019-20
		£'000	£'000
Non-current assets			
Property, plant & equipment	4	2,310	2,338
Total non-current assets		2,310	2,338
Current assets			
Debtors falling due within one year		5	7
Total Assets		2,315	2,345
Current liabilities			
Creditors falling due within one year		(7)	(14)
Net assets		2,308	2,331
Capital and reserves			
Contribution from IWC in year	5	116	88
Profit and loss account for year	6	(118)	(95)
Capital adjustment account	7	2,310	2,338
Total capital & reserves		2,308	2,331

7. Notes to the accounts

1) Turnover

		2020-21	2019-20
		£'000	£'000
Moorings		6	5
Rental income		12	12
Total turnover		18	17

2) Operating expenses

		2020-21	2019-20
		£'000	£'000
Employee costs		2	2
Supplies and Services		94	70
Depreciation		29	28
Total operating expenses		125	100

3) Other expenses

		2020-21	2019-20
		£'000	£'000
Support services and other costs		11	12
Total other expenses		118	12

4) Property, Plant & Equipment

		Land & Buildings
		£'000
Cost		
As at 1 April 2020		2,831
Additions		0
As at 31 March 2021		2,831
Depreciation		
As at 1 April 2020		(493)
Charge for the year		(28)
As at 31 March 2021		(521)
Net book value as at 31 March 2021		2,310
Net book value as at 31 March 2020		2,338

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 capital adjustment account.

Newport Harbour - Financial Statement as at 28.02.2022

	2020/21 FY	21/22 Budget	YTD To Feb 22 (actual)	Forecast 2021/22	Forecast Under/ Overspend 2021/22
Expenditure	£	£	£	£	£
Employees	81,944	86,749	73,993	87,099	-350
Premises	29,923	35,275	32,611	39,447	-4,172
Transport	949	3,399	1,035	1,080	2,319
Supplies and services	40,837	6,001	12,259	14,615	-8,614
Contracted services	23,560	46,238	39,130	41,683	4,555
Other expenditure	714	0	268	784	-784
Total	177,927	177,662	159,296	184,708	-7,046

Apr 21 (actual)	May 21 (actual)	Jun 21 (actual)	Jul 21 (actual)	Aug 21 (actual)	Sep 21 (actual)	Oct 21 (actual)	Nov 21 (actual)	Dec 21 (actual)	Jan 22 (actual)	Feb 22 (actual)
£	£	£	£	£	£	£	£	£	£	£
6,855	6,855	6,855	6,855	6,855	6,686	6,686	6,855	8,175	4,534	6,777
77	1,427	9,491	1,120	2,410	702	1,480	2,331	4,783	7,602	1,188
119	77	0	0	0	34	-29	67	105	568	93
-23,805	89	925	719	165	53	1,911	2,612	2,610	26,066	915
2,689	5,259	2,133	1,761	5,864	5,083	3,843	8,790	601	1,473	1,633
0	0	74	0	0	1	0	21	137	35	0
-14,064	13,707	19,478	10,456	15,294	12,560	13,891	20,677	16,411	40,280	10,606

	2020/21 FY	21/22 Budget	YTD To Feb 22 (actual)	Forecast 2021/22	Forecast Under/ Overspend 2021/22
Income					
Leases	-75,624	-62,721	-77,799	-103,000	40,279
Parking	-353	-4,221	-661	-661	-3,561
Cranes/fork lifts	-42	0	0	-417	417
Berthing fees	-40,770	-57,928	-44,429	-44,641	-13,287
Other income	-5,718	-10,309	-20,857	-23,884	13,575
Folly	-80,476	-107,930	-93,484	-94,468	-13,462
Furlough Claim	-3,407	0	-1,685	-1,685	1,685
Total	-206,390	-243,109	-238,914	-268,755	25,646

Apr 21 (actual)	May 21 (actual)	Jun 21 (actual)	Jul 21 (actual)	Aug 21 (actual)	Sep 21 (actual)	Oct 21 (actual)	Nov 21 (actual)	Dec 21 (actual)	Jan 22 (actual)	Feb 22 (actual)
-36,446	100	-100	-2,473	-175	-6,374	400	-13,000	-19,372	-359	0
0	0	0	0	0	0	0	-661	0	0	0
0	0	0	0	0	0	0	0	0	0	0
-17,790	-1,267	-3,193	-3,581	-7,589	-4,340	-2,740	-957	-679	-1,395	-900
-928	-235	-104	-97	-473	-7,288	-7,230	-2,332	-50	-1,663	-458
-46,704	-11,219	-6,982	-8,166	-4,296	-4,431	-6,711	-2,716	-1,214	-711	-335
-147	-147	-631	-760	0	0	0	0	0	0	0
-102,014	-12,768	-11,010	-15,077	-12,534	-22,432	-16,282	-19,665	-21,314	-4,127	-1,693

Net position	-28,462	-65,447	-79,618	-84,047	18,600
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-116,078	939	8,468	-4,621	2,761	-9,872	-2,390	1,013	-4,903	36,153	8,914
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Note
The forecast for other income, above, includes £7k related to the Isle of Wight festival

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Ventnor Harbour - Financial Statement as at 28.02.2022

Expenditure	2020/21 FY	21/22 Budget	YTD To Feb 22 (actual)	Forecast 2021/22	Forecast Under/ Overspend 2021/22
	£	£	£	£	£
Employees	2,043	1,416	1,873	2,043	-627
Premises	222	194	222	222	-28
Transport	-1	0	-2	-2	2
Supplies and services	1,782	1,255	77	1,044	211
Contracted services	91,336	73,189	76,652	91,222	-18,033
Other	0	0	0	0	0
Total	95,382	76,054	78,821	94,529	-18,475

Apr 21 (actual)	May 21 (actual)	Jun 21 (actual)	Jul 21 (actual)	Aug 21 (actual)	Sep 21 (actual)	Oct 21 (actual)	Nov 21 (actual)	Dec 21 (actual)	Jan 22 (actual)	Feb 22 (actual)
£	£	£	£	£	£	£	£	£	£	£
170	170	170	170	170	170	170	170	170	170	170
0	0	222	0	0	0	0	0	0	0	0
0	0	0	0	0	0	-2	0	0	0	0
0	0	0	22	0	0	0	41	0	14	0
-7,285	14,570	7,785	7,285	8,197	7,339	7,381	7,285	7,485	275	16,335
0	0	0	0	0	0	0	0	0	0	0
-7,115	14,740	8,177	7,477	8,367	7,509	7,549	7,496	7,655	459	16,505

Income	2020/21 FY	21/22 Budget	YTD To Feb 22 (actual)	Forecast 2021/22	Forecast Under/ Overspend 2021/22
Leases	-12,000	-12,000	-12,000	-12,000	0
Berthing fees	-4,917	-6,024	-1,056	-1,056	-4,968
Other income	-633		0		
Total	-17,550	-18,024	-13,056	-13,056	-4,968

Apr 21 (actual)	May 21 (actual)	Jun 21 (actual)	Jul 21 (actual)	Aug 21 (actual)	Sep 21 (actual)	Oct 21 (actual)	Nov 21 (actual)	Dec 21 (actual)	Jan 22 (actual)	Feb 22 (actual)
0	0	0	0	-12,000	0	0	0	0	0	0
0	0	0	0	0	0	0	-1,056	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	-12,000	0	0	-1,056	0	0	0

Net position	77,832	58,030	65,765	81,473	-23,443
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-7,115	14,740	8,177	7,477	-3,633	7,509	7,549	6,440	7,655	459	16,505
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Newport Harbour Quarterly Safety Report – January to 16 March 22

Newport

Month	Over nights	Short stays
January 2022	16	0
February 2022.	1	0
March 2022.	0	0

Risk register

Navigation Risk Assessment (highest rated)

- Leisure vessel/s Contacting at Folly, Possible Causes could be: Human error; Adverse weather conditions; Poor visibility; Mechanical failure; etc.
- Commercial (Passenger) vessel Collision with Commercial (Passenger) vessel at Folly. Possible Causes could be: Human error; Adverse weather conditions; Poor visibility; Mechanical failure; etc.

Operational information

- Operating times for Folly staff during this period were: mooring collections 12.00 to 14.00 & 18.00 19.00, Monday - Friday, the water taxi was on request. water taxi & mooring collection Saturday 11.00 – 18.00 and Sunday 11.00 – 14.00.
- Work to the Quay walls at the southern end of the harbour continues throughout the period Notice to Mariners 2021/no 14 remains in force. Works completed 11.02.2022
- Harbour staff carried out daily checks only, between 01.01.2022 and 03.01.2022
- The harbour committee met on 12.01.2022.
- Newport Harbour User Group met on 18.01.2022
- The additional oil spill kit has been installed at the Folly and one was installed on one of the Folly Water taxis on 25.01.2022
- Recruitment of the Duty Harbour Masters, the short list of applications was agreed on 31.01.2022 with interviews held on the 10.02.2022. The two successful candidates started 01.03.2022.
- The Relief Duty Harbour Master started his induction/training on the 16 & 23.02.2022 and 09.03.22.
- The closed bid auction of the abandoned boats opened on the 11.02.2022, the closing date was 04.03.2022; the majority of successful bidders have contacted, with payments taken by the 12.03.2022.
- The berth renewal letters were posted out between 07 and the 11.03.2022 for the upcoming year, adjustment to the Direct Debits have been changed to start on the 01.03.2022.

Covid-19 response

- The Vaccine Centre at the Riverside Centre continued operating throughout the period, at reduced opening times.

1. Results of periodic inspections

1.1 Inspections of navigation aids

Periodic inspections have been carried out of the channel and navigation aids, some of which have been done from land. All navigation aids are in place, their colour and

characteristics as required by IALA recommendations. 52 inspections were carried out from land up to the Newport Rowing club. The Folly was inspected by Folly Venture weekly once during this period.

- On the 14.01.2022 the trees around the short pole of the leading lights were cut back, to increase visibility.
- On the 19.01.22 all navigational buoys were inspected by launch
- One light of the tall leading lights was out on the 22.01.22, bulb replaced on 24.01.2022
- On the 02.02.2022 an Audit by Trinity House was held at the harbour office 02.02.2022.

1.2 Inspections of the channel

Periodic visual inspections have been carried out of the channel some of which were carried out from the land. The depth within the channel has not been reported below the depths advertised. 52 inspections were carried out from land up to the Newport Rowing club in this period The Folly was inspected by Folly Venture weekly.

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

52 Periodic inspections have been carried out at Newport harbours and found to be in position and in good order were carried out, Folly was inspected by Folly Venture weekly once during this period.

- Dodnor moorings serviced on the 10.01.2022.
- 3 additional quay ladders fitted to harbour north quay by MCM on the 12.01.2022 in preparation of future berth holders.
- The power washing of the first 3 northern end of Newport visitor pontoon was carried out on the Newport Harbour visitor's pontoon was power washed by harbour staff, started 17.01.22, completed by 04.02.2022.
- Rock salt was put down on visitor ramp 20.01,2022 due to temperature.
- On the 03.02.2022 25 Folly swing boats were moved on the in predation of inspecting the ground chain. They were returned to their moorings on the 28.02.2022 (delayed by bad weather).
- The ground chain of Folly Swing mooring was inspected 07&15.02.2022, recommendations for future works have been supplied.
- Five replacement pick-up lines and buoys fitted to Folly swing moorings during this period.
- Secured the floats at Whitegates public landing on the 17.02.2022, and were checked 07.03.2022.
- Damaged to Whitegate pier was discovered and repaired on 08.03.2022.
- Newport Harbour Folly pontoon are being power washed by Folly Ventures staff, from 03.03.2022.

1.4 Inspections of lights, electric pods and water stands

Periodic inspections have been carried out on the lights, electric pods and water stands. 52 inspections were carried out in this period The Folly was inspected by Folly Venture weekly once during the month and found to be good condition.

- Water monitoring continued monthly.

- Water leak found 05.01.2022 at little London, the meter and main stop cop was replaced by southern water and the repair was carried out by WSM.
- New underground power cable was fitted for power box at the southern end of the visitor quay on the 24.01.2022.
- Replacement and repairs to Black house quay electricity supply box were carried out by MCM on the 02&03.02.2022.

1.5 Inspections of Hand Crane

The hand crane was not used once in this period

1.6 Inspections of life rings, fire extinguishers

Inspections were carried out and all existing life rings, fire extinguishers and safety ladders were found to be in position and in good order, 52 inspections were carried out in this period. the Folly was inspected by Folly Venture weekly once during the month

1.7 Slipways Inspection

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.

- Folly slipway cleaned on the 25.01.22 and 24.02.2022
- Sea close slipway was cleaned on the 27.01.2022
- The Folly Gabon box were inspected on the 05.01.2022 and 24.02.2022, all ok

1.8 Work boats and Truck

The Harbour Launch was checked 60 during the month 24 times it was pumped at the same time.

The Harbour Launch:

- The internal annual inspection was carried out by SHM on the 12.01.2022 and the declaration form was completed and returned to Mecal. The new annual identification dice was received on the 18.01.2022.
- The Launch annual serviced was undertaken on the 04.02.2022 and the worn part of the launch 12v electrical system were replaced on 23.02.2022.

Ford Ranger:

- It failed its MOT; the temporary replacement Ford Ranger pickup has now been assigned to the harbour by fleet services.
- The harbour Truck had a new battery fitted on the 01.03.2022.

Other

- The power washer lance failed on the 17.01.22 a replacement was ordered and fitted.

2. Incident and emergencies

2.1 Collisions

On the 23.01.22, informed by vaccine centre volunteer, that a rib a quay fender of the quay centre, no injuries were witnessed or reported to the harbour

2.2 Fire or explosion

None recorded.

2.3 Vessels grounding-

None recorded.

2.4 Loss of vessel stability

- On the 19.01.22 three Folly vessels were pumped out.
- On the 14.02.2022 harbour staff went to the Folly and pumped out the vessels that required it.
- Folly swing mooring - vessel sank on its mooring on the night of the 8-9.03.2022, owner was contacted and informed, they contacted Folly Ventures and arranged its recovery. It was moved to a shallower mooring. Where it remained afloat.

2.5 Pollution

None recorded

2.6 Dangerous occurrences / near misses.

- Reports that a boat skipper fell into the water alongside the visitor pontoon from his boat on the 19.02.2022. He stated he had difficulty with the pontoon ladders due to their design.
- Damage occurred to the roof of the Classic Boat Museum building on 17.02.2022, the Harbour north carpark was closed as a precaution until the 25.02.2022. Scaffolding for access to the roof was erected on the 28.02.2022 and temporary repairs are being carried out and the roof made safe.

2.7 Reportable Accidents

None recorded

2.8 Defects affecting Marine Safety

- Folly boat had a broken stern line, replaced by harbour staff and owner informed on the 14.02.2022
- Houseboat at Blackhouse quay broke its bow line on the 18.02.2022, resecured by harbour staff and owner informed.
- Folly boat's foresail was removed by CHC 19.02.2022 due to flailing in wind, owner informed.

3.0 Additional information– January 2022

- Fishing competition took place on the 02.02.2022.
- Water meters read on the 05.01.2022.
- Blackhouse bio tank pumped out on the 11.01.2022.
- Heaters fitted in Newport harbour office on the 11.01.2022, completing the office refurbishment.
- The middle barrier was closed on the 14.01.2022 due to the increase of traffic using the harbour as a rat run.
- Office fire alarm and emergency lighting was inspected on 24.01.2022.
- SHM attended the short part of the SASHMA meeting on teams on the 02.02.2022.

- The 4 harbour life jackets have completed their inspection and service by Spinlock in this Period.
- Work to Blackhouse quay electric distribution box was started by MCM on the 03.02.2022 and completed 10.03.2022.
- The accumulated tyre, oil and other items were collected by Amey on 03.02.2022.
- The 28mm chain was delivered on the 04.02.2022, with the help of Aluminium boat Builders on the 04.02.2022.
- Folly foreshore cleared of washed-up rubbish on the 09.02.2022
- Hillside Barrier was opened on the 19.02.2022 at the request of island road due to work being carried out at the junction of Fairlee Road.
- Tree on the edge if Harbour south carpark and the allotment was found to of fallen, but being supported by the adjacent wires on the 24.02.2022, the area was cordoned off and the tree removed on the 25.02.2022

Local Notice to Mariners

Newport Harbour, Town Quay, Newport, PO30 2ED

newport.harbour@iow.gov.uk

01983 823885

Reference Number - 2021/no 14 Date – 25 June 2021

Newport Harbour – repairs to harbour walls

The council has awarded a contract to undertake repairs to walls at the southern end of the harbour.

The works will commence on 21 June and are scheduled for completion by 5 October 2021.

The works to the harbour walls consist of cleaning, repointing, replacement of missing stone/bricks/blocks, grouting of voids behind the walls and the formation of a protective toe in locations where the base of the wall has been under-scoured by river action.

Due to the nature of the works, and the requirement to align the working day with daylight hours and low water tides extended working hours may be required.

During the works there will not be any visitor berths available to the south of the dual carriageway and no access to the slipway which is accessed from Sea Street.

Should you have any queries regarding the works, please do not hesitate to contact Newport Harbour (01983 823885) or email newport.harbour@iow.gov.uk

This LNTM will be cancelled as soon as the work is completed, and the Visitor pontoon are reinstalled along with its services.

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Newport Harbour 'Get Well Plan' - Version 1.14; 18.02.2022						Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	
No.	Action	Sub action	By Who	By When	Comments																									
		Green - complete Yellow - Planned completion date																												
7	General Directions	GDs to be presented to Harbour Committee then subject to formal consultation	JB	May-22	Draft GD's signed off by harbour committee; consultation commenced on 28.01.22 and closes on 25.03.22. Responses to be evaluated and directions formalised.																									
18	Review of harbour staffing	Staff structure, times and roles to be reviewed to enable staffing the harbour either side of high water	JB/LE	Mar-22	Complete - new staff appointed																									
Additional items from PMSC audit, November 2020						Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	
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	Jan-22	Review delayed to resource implications arising from Covid-19																									
B	MV Blade runner	Letter is sent to Williams Shipping advising the additional procedures that are required for the operation of Blade Runner in the Newport SHA area. The additional procedures are then promulgated formally as a Notice to Mariners	JB	Apr-21	Complete																									
C	Commercial berth operators	The commercial berth operators procedures for mooring commercial vessels are reviewed ensuring mooring gangs are trained correctly and that self-mooring is prohibited.	JB	Jan-22	See MAIB Report 9/2020 and Port Skills and Safety - Spotlight on Self Mooring Fatalities.																									
Additional items (not covered in previous audits) from PMSC audit, October 2021						Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	
No.	Action	Sub action	By Who	By When	Comments																									
A1	Consultation and Communication	It is recommended that a new Marine Safety Management Plan is drafted for approval	JB	May-22																										
A2	Consultation and Communication	It is recommended that the Newport Harbour website is comprehensively reviewed and updated;	LE	Jun-22	Complete - content has been amended within the councils website guidance. Website will be refreshed as part of the corporate programme																									
A3	Risk Assessment	It is recommended that the top hazards listed in the NRA are regularly included in reports to the Duty Holder;	JB	Ongoing	These will be included in the quarterly reports to the harbour committee																									
A4	Marine Safety Management System	The current version of the Marine Safety Management System (MSMS) is in need of review and update including to reflect the new HRO;	JB	May-22																										
A5	Marine Safety Management System	It is recommended that the MSMS incident recording, investigation monitoring and after actions guidance is reviewed, developed and put in one place within the MSMS	JB	May-22																										
A7	Marine Services	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	May-22																										
A8	Professional Qualification and Competencies	The Senior Harbour Master rejuvenates his membership of SASHMA and UKHMA now the Covid restrictions have relaxed	JB	Ongoing	Diarise meetings of SASHMA and UKHMA and attend a minimum of 50% - Complete																									
A9	Professional Qualification and Competencies	It is recommended that the personal qualification and training records of the Senior Harbour Master's staff in the MSMS are reviewed to ensure that they are up to date;	JB	Apr-22																										

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Ventnor Harbour 'Get Well Plan' - Version 1.2; 18.03.2022																															
		Green - complete Yellow - Planned completion date				Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23		
No.	Action	Sub action	By Who	By When	Comments																										
1	Include the Ventnor Harbour Revision Order 1994 in the list of legislation in the IWC Harbours combined MSMS.	IWC Harbours combined MSMS.	J. Brand	30.06.22																											
2	If appropriate, consider including any new Ventnor General Directions into the current draft Newport General Directions that are currently out for internal review.	Consider combining Ventnor and Newport General Directions.	J. Brand	31.12.21	COMPLETE Agreed to keep General Direction for the two harbours separate																										
3	Amend the current Newport Harbour Enforcement policy to include Ventnor.	IWC Harbours combined MSMS.	J. Brand	30.06.22	Seperta epolicy to be drfated																										
4	Amend the remit of the Newport Harbour Committee (The "Duty Holder") to include Ventnor.	IWC Harbours combined MSMS.	IWC	30.06.22	COMPLETE Terms of reference changed																										
5	Amend the Duty Holder's published commitment to comply the Code to include Ventnor.	IWC Harbours combined MSMS.	IWC	31.12.21	COMPLETE																										
6	Amend the executive and operational duties to include Ventnor.	IWC Harbours combined MSMS.	IWC	30.06.22	All policies and systems to be kept separate																										
7	Consider forming a Ventnor Harbour User Group (VHUG).	List the membership in the IOWC Harbours combined MSMS	J. Brand	20.06.22																											
8	Update the current Marine Safety Management Plan to include bringing Ventnor Harbour to full PMSC compliance.		J. Brand	20.06.22	All policies and systems to be kept separate																										
9	Update the IWC Harbours website.	Provide navigation safety advice to visiting vessels including advising that that Ventnor Harbour does not have any yacht visitors' moorings and that the harbour is very exposed when the wind is in the easterly quadrant.	J. Brand	28.02.22																											

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