

RECORD OF DECISION TAKEN UNDER CABINET MEMBER DELEGATED POWERS AT COUNTY HALL, NEWPORT, ISLE OF WIGHT ON 7 JANUARY 2019

THE CALL IN PERIOD FOR THIS DECISION EXPIRES AT 5.00PM ON 14 JANUARY 2019. THE DECISION CANNOT BE IMPLEMENTED UNTIL AFTER THAT DATE.

Present: Cllr Stuart Hutchinson - Cabinet Member for Resources
Jennifer Beresford – Democratic Services Officer

Item	Review of Council Assets - Ryde / Ventnor Harbours
Reference	13/18
Notice of Decision Published	26 November 2018
Decision taken	<p>(i) To offer the freehold/leasehold of Ryde harbour on the open market with a restrictive covenant that it be only used as a harbour/marina; such covenants to only be removed if an alternative use of the area could generate a significant and sustainable economic benefit to Ryde and/or the Island. Any consideration should include a reversion to allow for any future development of the seafront.</p> <p>(ii) To offer the transfer the management of Ventnor Harbour to a third party through the open market at no cost to the council;</p> <p>(iii) The final agreed terms of any transfer/outsourcing to a third party be to be the subject of a further decision of the Cabinet, but where no terms are agreed then the council will continue to directly manage the harbour.</p>
Reason for decision	<p>1. The provision of the harbours is not a statutory duty of the council. It has not previously been included in the council’s proposed plans because the council continues to fund and operate the harbours and has not yet made any decision as to whether it wishes to cease doing so. Given the pressures on public sector finances in general and the council in particular the council would need to give some consideration to its aspirations for the harbours, a discretionary service, in the very near future.</p> <p>2. Central to these considerations will be the potential capital and</p>

	<p>revenue expenditure that will be required for both harbours to remain open. This would be a minimum of £238k for the major dredging of the Ryde harbour and may at some time include the cost of replacing the gabions that make up the harbour arm (previously estimated at 800K in 2006. Which becomes £1,062k at current pricing). Nevertheless when these works are due the council will have a choice of prioritising these works above other priorities for its limited funding. With regards Ventnor Haven it continues to operate the harbour with a net deficit of £65k which includes the £75k per annum cost for the removal of seaweed.</p> <ol style="list-style-type: none"> 3. Securing private sector or alternative public sector investment in the operation of the harbours, through its transfer of the freehold/leasehold for Ryde and for the outsourcing of the management function for Ventnor, may permit the harbours to be sustained without additional council input or cost. 4. Any private sector investor/developer or alternative public sector investor that may acquire the harbours would wish to invest in the facility in order to ensure that it remains viable for the foreseeable future. This in itself may begin to improve the overall attractiveness and environment of the seafront and could encourage others to invest in the area. 5. Securing a private sector owner for the harbour could therefore provide an opportunity for the council to both resolve the medium term future of the harbours and provide a possible catalyst for other investment into the Seafronts. How well these objectives can be achieved can only be evaluated following this process that involves openly marketing the harbours and evaluating all of the bids received for it against these criteria.
Additional reasons	Any change in status is of very significant interest to the communities concerned and therefore should properly be a decision of cabinet rather than taken under delegated authority.
Options considered and rejected	<p>To offer the freehold/leasehold of Ryde harbour on the open market with no restrictive covenants</p> <p>Not to offer the freehold/leasehold transfer of Ryde harbour.</p> <p>Not to offer the management of Ventnor Harbour to a third party and continue to fund the current deficit.</p>

Representations Received	Appendix A
Declarations of interest	None declared.
Additional advice received	No additional advice required.