

# Harbour Management Board

## 20 March 2019

### Harbour Master's Update, Standing Items and PMSC Issues

The reports for this meeting have been written to act as a handover from Weymouth & Portland Borough Council as the Duty Holder to Dorset Council.

#### Peninsula Development (Standing Item)

The funding proposal for Stage 1 of the Peninsula development was considered and approved by Dorset Council Shadow Executive on 12<sup>th</sup> November 2018.

The concept design was considered for outline planning permission as application WP/18/00403/OUT on 28<sup>th</sup> November 2018. Permission was granted but with a number of conditions, which are being reviewed by the Project Team.

A bid to the Coastal Communities Fund for a significant value of funding for some of the work on the Peninsula including harbour elements was accepted at the 1<sup>st</sup> stage. Further information has now been provided for the second and final stage, the results of which should be announced by April 2019.

The next steps of the development are to complete preparations for demolishing some of the buildings, a full design for Stage 1 and planning permission for Stage 1.

A verbal update on the latest Peninsula development progress will be given at the Board meeting.

#### Harbour Revision Order

Authority was given by the Statutory Harbour Authority (Full Council) on 22<sup>nd</sup> February 2018 to prepare and submit a Harbour Revision Order to the MMO in order to modernise and consolidate the current dated legislation relating to the Harbour operations.

The HRO has been submitted to the MMO who are reviewing it and drafting the decision notice. However, the MMO have received word from the DfT that because of Brexit they will not be laying any HROs before parliament before mid-April at the earliest. This means that the HRO could not come into force until at least the end of May (6 weeks after it is laid). This is beyond the MMO's control.

If and when the HRO is approved, work will commence on defining the Directions.

There are also some other follow-on actions from the HRO work, which are being reported separately at this meeting, including:

- The financial impact of the legal status of the harbour in previous years.
- The financial impact of the post-HRO era.

#### Fisher Port Future Project (Standing Item)

The Fisher Report can be found on the harbour website at the following link:

<http://www.weymouth-harbour.co.uk/downloads/>

The report contains recommendations made by the consultants. Each of these will be considered in their own right to determine the financial viability and the applicability to Weymouth Harbour. The recommendations will then be implemented if appropriate, ensuring any necessary consultation takes place. The Fisher Project work and the Peninsular development are closely linked so will evolve alongside each other in many areas.

There is a detailed update attached to allow a record of progress to be handed over to the new harbour ownership.

## **Harbour Walls Update (Standing Item)**

### **Wall D (Ferry Steps)**

From the tender process, Knights Brown Construction Ltd has been appointed as the contractor to implement the strengthening works to Wall D (Ferry Steps). Site work on the main contract will start on 30<sup>th</sup> September. Bulky materials, for example sheet steel piles, may be stored on site before that. It is hoped that the piling work and demolition of the ferry steps kiosk building will be finished by Christmas with surfacing and reinstatement of quayside services and safety equipment being done early in the New Year.

Planning permission with straightforward conditions was granted in December. Applications have been made for a Marine Management Organisation Marine Licence and an Environment Agency Environmental Permit. So far no major issues have been raised, but Natural England have asked for a “net environmental gain” approach to be taken to work in the harbour and possible options are being considered.

Site compound, highways, footpaths and parking arrangements have been agreed in principle with the county council and a specialist traffic management contractor will be appointed to carry out risk assessments, apply for traffic and footpath orders and implement the temporary arrangements. Electricity and gas supply companies and contractors have been approached to organise isolation or diversion of underground pipes and cables in the working areas before the start of construction.

The Wall D pontoons will be removed for the duration of the work and modified or replaced as necessary. Ferry Steps operators have been advised that the area will be available until 22<sup>nd</sup> September and then, after that, only subject to the works programme allowing. They will be kept informed as the plan evolves.

A second meeting on Wall D was held with hoteliers (Devonshire and Poultney Buildings) and the Pavilion Theatre on 21<sup>st</sup> November to discuss the detailed arrangements and a further meeting will be held, when the detailed construction programme has been developed.

Harbour users are kept informed by the Harbour Master.

## **Walls Condition Survey**

A full condition survey, including underwater, of all the harbour walls has been conducted in recent weeks. This is 7 years after the last survey so that comparisons can be made to evaluate any deterioration. The full report is programmed for delivery by 1<sup>st</sup> April 2019.

### **Pleasure Pier**

Works commenced on the ancillary preparation for the proposed demolition of the Pleasure Pier building on the 18<sup>th</sup> February 2019 and these are expected to last until mid-March. There are two parts to these works, unlicensed/licensed asbestos removal and electrical facilitating works. Once completed, the demolition of the building can start and this is planned to commence on 14<sup>th</sup> March. The Pleasure Pier is closed to the public throughout. The Estates Department are also currently looking at options for the siting of a new café style building at this location.

### **Ferry Terminal and Departures Buildings**

Work is underway to prepare for the demolition of the former Ferry Terminal and Departures Buildings. The buildings will be clear of occupants by the end of March which will then allow preparations to be continued. The Ferry Terminal building will be fenced off to allow the necessary works to be undertaken.

### **Engineering Update**

See the end of this update.

### **North Quay Council Offices Project**

There are concerns that some of the developments being considered for the former North Quay Council Offices site may impact further on the sale of berths on the North Quay pontoons. Parking and the ability to unload cars close to the gates are key to the success of the pontoons. It is hoped that some public parking will be considered on the site and also that the road alongside the quay wall remains suitable for access to the pontoon gate and with a loading bay adjacent.

### **Weymouth Harbour Business Plan 2014 – 2019. Recommendations Implementation Summary Update and In-Year Procurement Plan (Standing Item)**

The Business Plan will be re-written once the future ownership and governance of the harbour has been decided as a consequence of the Local Government Review.

### **Recent Harbour Works**

The programme to return some investment in to the infrastructure continues:

- Ground soil samples have been taken along the route of the proposed sewage pipe for connection of Westwey Road toilets to the mains. Based on the results, it is hoped to continue with the works.
- The e-system for managing visiting vessels is being introduced and will be effective from 1<sup>st</sup> April.

- It is hoped to provide WiFi coverage in most areas of the harbour soon. The project is being grant supported by DCC as part of a wider project to provide WiFi to the general public.
- Some refurbishment of the pontoons in the Outer Harbour is taking place.
- Lighting for the Commercial Road pontoons is being considered.

## **Local Government Review**

The ownership of the harbour will transfer to the Unitary, Dorset Council, as a part of the Local Government Review with effect from 1<sup>st</sup> April 2019. The future governance of the harbour is still being discussed including the status of the Harbour Management Board and Harbour Consultative Group. Updates will be provided when available. The aim of the new Council is to be 'safe and legal' on the 1<sup>st</sup> April 2019, there will then be considerable work to merge the various Councils and officers in to one organisation. This will include some changes to the officer structure and elections of new Councillors in May 2019.

From a harbour perspective, the procedures and regulations that have been issued by Weymouth and Portland Borough Council will remain effective from 1<sup>st</sup> April 2019 until routinely replaced by those from Dorset Council. An interim Duty Holder arrangement will be put in place to cover the period from 1<sup>st</sup> April until after the elections in May and nominations of Members to the Harbour Board.

A revised Operations Plan and new Business Plan will be drafted and proposed in the first months of the new management to reflect the changes in governance.

Support is requested to ensure that the Harbour Consultative Group is recognised as a Council Committee. The Group is a necessary part of ensuring the Council's compliance with the Port Marine Safety Code and has Member representation on it.

A venue for any future meetings, particularly the Harbour Consultative Group, may need to be identified.

## **Independent Members**

Three of the four Independent Members have expressed their interest to continue on the Harbour Management Board after the transition to Dorset Council. The final member will give a decision by or at the HMB Meeting. The continuation of Members is fully supported and will help with continuity.

## **FLAG**

FLAG Board meetings continue to be attended by Cllr C Huckle, the Harbour Master and Mr R Summerhayes, the fishermen's representative. Bids from across the region and community are regularly considered by the Board. The closing date for projects under the current scheme is 31<sup>st</sup> March 2019 and there is a final push to try to encompass as many projects as possible. Bids are required by the 15<sup>th</sup> March. It is intended that the Flag Board will remain and continue to meet to monitor projects that have been approved. The Board is considered a success for bringing together various sectors of the industry. A replacement for Cllr Huckle will need to be identified.

A successor Fisheries Fund scheme has been announced with further details available in the summer.

## **Weymouth Sailing Club (WSC) and Review of Harbourside Watersports Facilities**

The new Weymouth Sailing Club lease has been signed.

Weymouth Sailing Club had intended to complete their Cove Project to install pontoons starting on 18<sup>th</sup> March. This has been delayed due to the weather and a backlog of jobs for the contractor. It is hoped that the works can start in early April.

The new Weymouth Sailing Club lease permits some extra moorings on the outside of the current mooring in the vicinity of the Rowing Club. Notice to Mariners 03/19 refers.

A draft Rowing Club lease for renewal has been shared with the Club and is being discussed.

## **Dorset Marine Police**

Poole Harbour Watch organised a meeting with the Dorset Police Crime Commissioner (Martyn Underhill) and the Dorset Chief Constable (James Vaughan) regarding concerns about the Marine Police; about 200 attended. The guests gave a good, open and honest presentation, mainly from the Chief of Police, about the challenges the police face and where they have not delivered the service that the public expect. They explained the complexity of modern crimes. Their piece about Marine Police was encouraging with more resources being allocated from 18<sup>th</sup> February. The audience came away thinking that the police are taking the maritime world seriously but the services will still be limited.

The Chief Constable stressed the importance of boat owners taking their own sensible security precautions including removing expensive items, locking items away, data-tag marking etc. He also emphasised that any incidents or suspicious activity should be reported to both the Police and local agencies including Harbour Offices. Without the reports the police cannot tackle crime.

## **North Quay Facilities**

After a constant battle with vagrants entering the North Quay facilities, a new fob-activated lock has been fitted to the Unisex facility. The lock operates on both Westwey Road and North Quay pontoons fobs. For commercial operators, a separate fob has been issued. This arrangement will remain in place in the winter.

## **Maritime and Local Events**

A list of events for this year is available on the harbour website. The following are some of the harbour related ones for which support is encouraged:

17 March	Weymouth Half Marathon
22 March	Weymouth RNLI 150 <sup>th</sup> Party - Pavilion
20 – 21 April	Quayside Music
4 – 5 May	Quayside Music

25 – 26 May	Fayre in the Square
25 – 26 May	Quayside Music
31 May – 2 June	Folk Festival
Weds June, July, August	Bustinskin Aquathon Series
7 – 9 June	Weymouth Harbour Stand, Poole Boat Show
23 June	Veterans and RNLI Parade
29 June	ASA Open Water Swim
6 – 7 July	OMRA Model Powerboat Racing
13 – 14 July	Seafood Festival
13 – 14 July	Weymouth Dinghy Regatta
20 July	Weymouth Bay Swim
21 July	Quayside Music
28 July	RNLI 150 <sup>th</sup> Boat Parade
28 July – 3 August	Lifeboat Week
24 – 25 August	Quayside Music
1 September	Weymouth Classic Triathlon
8 – 9 September	Weymouth Yacht Regatta
9 – 12 September	European Boat and Line Class Fishing Championship
21 September	Squib South Coast Championships (WSC)
22 September	Ironman 70.3
7 – 11 October	Weymouth International Boat Angling Challenge
5 November	Guy Fawkes Celebration
25 December	Christmas Day Harbour Swim

There is no Beaulieu Boat Jumble in 2019.

### **Weymouth Water Safety Group**

Hannah Wiggins-Bett, the Community Drowning Prevention Coordinator of the Royal Lifesaving Society led the second meeting of the Weymouth Water Safety Group in January. Further ideas were discussed about how various water safety messages can be delivered, particularly to visitors.

### **RNLI Lifeboat Pontoon**

The all weather lifeboat pontoon has been refurbished and put back in to operation.

Discussions continue about the future arrangements for the Inshore Lifeboat, which will be replaced by a slightly larger vessel, which will not fit in to the current shed.

### **Weymouth Magnetic Open Sea Range Marine Licence**

The first operation of the Magnetic Open Sea Range from a portakabin located in the Commercial Area was successfully completed in January.

### **Weymouth Harbour Renewals and Conditions of Berthing**

The renewals process for Weymouth Harbour berth-holders commenced on 7<sup>th</sup> February 2019. All berth-holders have been requested to complete the process fully and in a timely manner. There are more improved on-line features this year. A significant number of berth-holders have selected e-billing which will increase efficiency.

A revised version of the Conditions of Berthing has also been issued as part of the renewal process.

### **Parking Permit Discounts**

It is unfortunate but, after 2 years, Parking are no longer able to honour the 50% discount arrangement for Weymouth Harbour annual berth-holders as the discount is not covered in their regulations and scale of charges. Despite the considerable debate to achieve this, it was not supported administratively and so cannot be authorised at this stage. Parking is a key issue when trying to sell pontoons berths. Alternative arrangements are being considered and a discount will be requested as part of any future parking reviews.

### **PMSC Items**

On Saturday 22<sup>nd</sup> at about 1300 Fishing Vessel Stella Polaris (NL, UK22 of Urk) called the Harbour Office on VHF to request to enter harbour to do some shopping. They were advised on the Harbour Master's direction that they could not enter as it was very low springs and they risked grounding. They were advised to contact Portland Port/Marina and the Duty Berthing Officer heard part of a conversation with them but not it all. At about 1500 the vessel entered Weymouth without calling. They landed some crew members in the Commercial Area and another harbour user saw them scaling the security fence and disappearing in to town. As the vessel departed the harbour it ran aground on a falling tide at the bar at the harbour entrance. There was communication then between the vessel and the Berthing Officer (relayed to the Harbour Master). The Coastguard were informed but there was no pollution. At about 1800 the vessel lifted clear, returned to the closest point in the harbour as briefed to collect their crew and disappeared. The skipper was apologetic!

### **Visiting Vessels and Inner Moorings Statistics from 1 Apr 18 to 28 Feb 19**

#### **Visiting Yacht Nights:**

<b>Visiting Yachts To end February 2019</b>	
No Visitor Nights	4975
% variance compared to 2017/18	Down 3.1%
% variance on 3 year average	Down 2.2%
No short stay (2017: 113)	252
No FOC given on loyalty discount scheme (2017: 481)	385

#### **Inner Harbour Moorings:**

- % Berth Occupancy - Inner Harbour Marinas – 246 of 411 at end of period
- % Berth Occupancy – Chain and Sinker Moorings – 29 of 29 at end of period
- % Berth Occupancy – Commercial Berths - 87 of 105 at end of period.

### **Questions in advance**

There were no questions asked by Board Members in advance of the meeting.

**Appendix:**

1. Fisher Projects Planning Grid February 2019
2. Engineers Update



## **WPBC Harbour Management Board – Engineering Update – March 2019.**

### **Wall D Asset/Risk Inspections**

Engineering staff have put in place a monthly asset inspection regime of Walls D and 8. No changes in visual appearance or structural integrity have been observed to date. A written and electronic logs of the inspections are being maintained.

### **Annual Harbour Inspections**

All 2018 harbour wall inspections were completed by WPBC engineers. Only minor changes have been observed in the condition of the walls from 2017. A new round of WPBC engineer inspections is programmed for summer and Autumn 2019. Engineers will also look to take forward findings and recommendations from the details of the harbour wall condition report.

### **Future Work**

Weymouth Harbour Tidal Defence Scheme – Phase 1A of the scheme will repair and replace quay walls and defences on the town side of the harbour. The phase 1A extent is from Wall 8 to Westham Bridge. In order to facilitate DEFRA funding for a scheme, WPBC Engineers have agreed with the EA to carry out three preparatory studies as follows:

Harbour Walls breach analysis modelling – identifies number of properties at flood risk from quay walls and forms part of the business case for a scheme. The initial report was delivery in January 2019 but engineers commissioned minor additional modelling work that is still awaiting delivery.

Weymouth Harbour Walls Condition Survey – provide an updated condition assessment of harbour quay walls, life expectancy and indicative replacement costs. This is due to be awarded November 2018 and completed March 2019. See HM Update for more details.

Weymouth Bay Coastal Processes Study Strategic Peer Review (not solely harbour focused) – a review of the economics, programme and strategy for providing a wider Weymouth scheme, including Phase 1A. This has been commissioned and due for delivery by March 2019.

WPBC engineers will review the above data, findings and recommendations that come from the above reports and intend to carry out a 'gateway review' in May 2019 to decide how to progress. This will be likely to include representatives from the Environment Agency. Phase 1A and repair of harbour walls will form part of those discussions.

### **Westham Bridge Condition**

The four penstocks have all been replaced in the last year and all the associated control gear including level sensors are in good condition. The electric doors which are made of a composite material are all in good condition and should be serviceable for many years.

The tidal flaps and the electric door rails below the water line will need to be inspected by a diving team to ascertain their condition.

Westham Bridge structure was inspected as part of the Harbour Walls Asset Condition Survey. The delivery of the report is still awaited but there has been no notification of any initial concerns by consulting structural engineers.

**Appendix:**

1. Weymouth Harbour Projects