FISHER STUDY WAY AHEAD Dated 19 February 2019

Project Number	Project Name	Short Description	Outline Requirement (Key below)	Customer Sector (Key below)	Peninsula Dependency	Fisher Capex	Fisher IRR	Fisher Payback	Priority? Target End Result	Start Da	ate Finish Date	Actions to Date
/lajor Pı	rojects											
	Peninsula waterside	As per list below				£374,02	20 10.409	7 years				Jan 18 - EMFF Bid for Weymouth Peninsula Fisheries Project. Bid was not taken forward before the EMFF was clost as the Project was not sufficiently mature Jan 19 - 2nd stage of a bid from the Coastal Communities Fund completed. Results to be announced by Apr 19.
1.	1 Relocation of most active commercial fishing and sea angling vessels		3, 4, 5, 8, 9, 11	CA, CF	Y							
1.2	2 Multi-use quay (summer and winter configuration)		1, 2, 3, 4, 5, 6, 8, 9, 11	LV, CA, CF, CO	Y					4—		
1.4	Charter boat boarding Adjacent car parking		1, 5, 8, 9 1, 5, 8, 9	CA CA, CF, CO	Y				+ + +	+	+-	
1.	5 Trip boat boarding/disembarking		1, 8, 9	CO	Y							
1.6	6 Short stay visitors		1, 9	LV Affected - CF, CO	Y							
	As a consequence											
1.7	7 Commercial Road commercial berths used for larger marine leisure. Increase the number of rafted commercial boats if not relocated to Peninsula.		1, 9	LV Affected - CA, CF, CO	Y							
	8 Custom House Quay commercial berths used for larger marine leisure		1, 9	LV Affected - CA, CF, CO	Y							
	9 Trinity Road commercial berths used for larger marine leisure		1, 9	LV Affected - CA, CF, CO	Y							
	0 Extend pontoons in Outer Harbour where gaps are		1	LV, CF, CO	N							
1.1	1 Fit finger pontoons along Custom House Quay for visitors		1	LV	N							
:	2 Dry stack	Provide a 60 berth dry stack for 5 - 8m boats on the Peninsula				£305,00	00 10.70%	7 years				The HMB agreed that the Peninsula was not a suitable location for the dry stack which would have required one of 128 or 192 berths to make it viable but still with significant risk. There were also concerns about the location.
2.	1 Facility on the Peninsula	60 berths is considered the minimum but any figure over that increases the projected IRR.	1, 2, 9	LB	Y							
	As a consequence											
2.2	2 Releases space in marina berths		1	LB	Y							
;	3 Fuel	Card operated fuel supply on Peninsula for regulars. Manned operation in peak periods.				£245,00	00 5.40%	% 8 years				The concept of a fuel facility on the Peninsula has been researched further and is considered realistic and viable.
3.	1 Fuel (diesel) facility on the Peninsula		1, 2, 3, 8, 9,	LV, LB, CA, CF, CO	Y							
4	Peninsula landside	Space for pop-up retail and construction of multi-purpose 2-storey building				£900,00	00 6.3% (30% o	8 years				
4.	1 Multi-purpose building:											A concept design for the building has bee submitted with the Coastal Communiteis Fund bid.
	WHA covered store		6, 9	WH	Y				<u> </u>			i did bid.
	Marine leisure supply chain units		1, 2, 9	LV, LB, CA, CF, CO LB, CA, CF, CO	Y							
	Hygiene facilities Education facility (seafood, marine life, water safety)		3, 5, 6, 9 4, 6, 9, 11	CF, WH	Y				<u>+ </u>	$\pm -$		<u> </u>
	Possible lockups		1, 5, 6, 9	LB, CA, CO, WH	Y							
	Retail units including seafood Collect harbour facilities in one area including open storage		4, 5, 9, 10 6, 9	LV, LB, CA, CF, CO WH	Y							The Coastal Communities Fund bid has included infrastructure to establish the harbour and fishing areas and equipment.
4.4	Fishing gear storage		3, 9	CF, WH	Y							
4.5	5 Seafood chiller and ice storage		3, 4, 5, 9	CA, CF	Y							
	5 Cove Row pontoons	Installation of finger pontoon berths in the Cove				£48,80	00 7.40%	% 8 years				
5.	1 Installation of finger pontoons		[1	LV	N							
		Total Cape	(£1,262,82	20					
Minor P	rojects (no financial figures provided in Fisher report)			<u> </u>	•	,,			-			
	Power availability on the pontoons, particularly marinas	Increase the number of marina berths with	1	LB								
1(electricity supply to all berths; 220 of 410 in										

11 WiFi coverage		coverage is only a small cone arbour Office and Cove. Cover s is the goal.		LV, LB, CA, CF, CO, WH	N		01-Apr-17	WiFi project approved at IT Change Board in 2017. Initial site survey completed Feb 18. Detailed site survey Sep 18. Procurement actions complete and order placed. Project supported by DCC's Dorset Coastal Communications Project.
12 Integrated computer software for harbour ma	required to mar	our management software is lage and record visitors and Functionality required for conciling.	1, 6	LV, LB, CA, CF, CO, WH	N		01-Apr-17	Visitors management tool approved by IT Change Board in 2017. IT to develop too after completing the annual berth-holders renewal process - Target date 1 Apr 18. Change to use of a till - Target date 31 Dec 18. The new Till will be received in February 2019 and be effective for the start of the new season.
13 Review of charges 13.1 Increase leisure visitors' charges	Increases recormetre (£2.70 in	mmended to around £3 per 2017).		LV	N		01-Apr-18	2018 - 19 summer price increased to £2.85 (5.5% increase). 2019 - 20 summer price increased to £2.90 (7.5% increase).
13.2 Increase marina berths' charges		mended to around £400 per (£340.62 for non-residents in		LB	N		01-Apr-18	2018 - 19 price increased to £349.13 for non-residents (2.5% increase). 2019 - 20 price held at 2018 - 19 rate due to assessment of the market.
13.3 Introduce harbour dues and additional f	revenues to be	dues would allow additional raised from undervalued lease evy to be applied for special		LV, LB, CA, CF, CO	N			to assessment of the market.
13.4 Remove 10% discount for locals		discount as no precedent in our.		LB, CA, CF, CO	N		01-Apr-18 31-Mar	-22 Locals discount stopped in 2018/19 for new customers. Existing customers reduced by 2% per year for 5 years starting Apr 18.
13.5 Remove 4 for 3 loyalty discount scheme	Remove schem	e as no precedent in any other	•	LV	N		01-Apr-18	From 1st April 2018 4 for 3 scheme changed to 5 for 4.
13.6 Review of slipway charges to drop them	or a cost-effective approach Cost of monitor	ing and charging for slipway ated to ensure viability.	1	LV, LB, CF	N			onanged to 3 IOI 4.
13.7 Increase commercial annual berths to n	natch leisure prices As per other Sc	ared to ensure viability. buth Coast harbours where 50% orings are common (£104.83 +		CA, CF, CO	N			2018 - 19 Commercial prices increased t £115.32 + VAT (10% increase) (39% leisure price) 2019 - 20 Commercial prices increased t £118.77 + VAT (13% increase) (41% leisure price)
13.8 Charge passenger fees on all trip vesse	passenger carry	ger landing fees on all ying vessels including trip ingling and dive vessels.		СО	N			
13.9 Review of cargo, particularly fish, landir		due on landings of fish or apple - £30 per ton.		CF, CO	N		01-Apr-19	2019 -20 20% surcharge added on fishir vessels unloading.
13.10 Increase PWC permit charges	Increase charge Torbay highest	es in line with other harbours annual £250, daily £15. 7 - annual £80, daily £8.50.		LV	N		01-Apr-18	2018 - 19 prices - £9.50 daily, £100 annual. 2019 - 20 prices - £10.00 daily, £100 annual.
13.11 Offer a discount for one off annual dire	ct debit payments rather than To encourage of staged monthly	customers to move away from		LB, CA, CF, CO	N			
14 Introduce powers of General Direction to repl byelaws	ace byelaws etc. or update Put in place suf	ficient regulations to allow the effectively manage the	6	LV, LB, CA, CF, CO, WH	N		01-Feb-18	Permission for HRO to initiate process sought and approved by HMB 2 Feb 18, MC 6 Feb 18 and Full Council request 22 Feb 18. HRO approval expected May 19. Directions to be written after HRO approved.
15 Use marina berths for visitors	Fill vacant moo using improved	rings with short-term visitors IT.	1	LV	N			
16 Versa-docks for jet-skis in marinas		oon fingers for versadock type	1	LB	N			3 PWC Versa-dock ordered Feb 18 for to of demand
17 Dredging	Dredge the wait 2m.	ting pontoon area to at least ital dredge of all marina berths	1	LV, LB, CA, CF, CO			01-Sep-18	Limited dredging completed Sep 18 including Waiting Pontoon.
18 Remove fishing gear from pontoons		nent and unused gear from the	3, 6	CA, CF, CO	N			
19 Possible pedestrianisation of Custom House	Quay and Trinity Road A part of the ov work.	erall Town Centre Masterplan	8, 10, 11	LV, LB, CA, CF, CO, WH	N			
20 Better use of Nelson's slipway		way if operated could provide a	a 1, 2, 7	LB, CA, CF, CO	N			
21 Harbour water taxi		from marinas to the Town	1, 8, 10, 11	LV, LB	N			
22 Review staffing levels								
22.1 Employ a Deputy Harbour Master	reception, relea	ns on the water and in sing HM to focus on strategy, growing the business.	1, 6	LV, LB, CA, CF, CO, WH	N			
22.2 Numbers of staff for Peninsula		ed dependent on roles Harbour Authority.	1, 6	LV, LB, CA, CF, CO, WH	N			
22.3 Pilotage requirement	If larger vessels the Peninsula d for Competent I	s cannot visit Weymouth due to levelopment, review the need Harbour Authority.	1, 6	LV, LB, CA, CF, CO, WH	N			
22.4 Combined management of Weymouth v 23 Use harbour reception as a retail outlet		cies. sic items to yachtsmen.	1, 2	WH LV, LB, CA, CF, CO, WH	N N	+ + + + + + + + + + + + + + + + + + + +		
					+ '' +	 		-
24 Target advertising	Locally and sur	rounding counties for long term ubs including Europe for	1 1	LV, LB, CA, CF, CO	N		l	2018 adverts in Bristol, Somerset and Devon tourism publications. National

25 Monitor refuse bins with CCTV and prosecute abusers	6	LV, LB, CA, CF, CO, WH	N			Wider CCTV coverage to be considered around the harbour. This will be more easily achieved if there is full WiFi coverage.
26 Pursue green and environmental policies. Use green energy where possible.	1, 6	LV, LB, CA, CF, CO, WH	N			
27 Work with sailing clubs to instigate new races that start and finish at Weymouth the company the company the company the company that the company the company the company that the company tha		LV	N			

Outline Requirements Key

1. Optimise Weymouth Harbour Authority (WHA) marine leisure facilities to match the current / future market

2. Facilitate strengthening of marine leisure supply chain

3. Centralise and coordinate harbour operations for commercial fish catching

4. Facilitate increase in added value with respect to fish catching

5. Facilitate expansion of sea angling

6. Provide facilities for WHA Harbour operations

7. Improve facilities for outhaul / maintenance

8. Facilitate proposed pedestrianisation of Customs House Quay and Trinity Road

9. Support successful development of Peninsula

10. Improve liaison between Harbour and Town e.g. festivals / marine events

11. Leverage the heritage and historic environment.