

The Highland Council

Minutes of Meeting of the **Harbours Management Board** held in Committee Room 2, Council Headquarters, Glenurquhart Road, Inverness on Friday 15 June 2018 at 2.00 pm.

Present:-

Dr I Cockburn	Mr W MacKay (by video conferencing)
Mr M Finlayson	Mr D MacLeod
Mrs L MacDonald	Mr H Morrison (Chair)

In attendance:-

Ms C Campbell, Head of Performance and Resources
Mr T Usher, Harbours Manager, Community Services
Mr C Howell, Head of Infrastructure, Development and Infrastructure Service (Item 4)
Mr A MacIver, Principal Engineer, Project Design Unit, Development and Infrastructure Service (Item 4)
Mr M Mitchell, Finance Manager, Finance Service
Miss J MacLennan, Principal Administrator, Chief Executive's Service
Mrs C MacIver, Committee and Elections Officer, Chief Executive's Office

Business

1. Apologies for Absence

Apologies for absence were intimated on behalf of Ms K Currie, Mr A Henderson, Mrs A MacLean and Mrs T Robertson.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes

There had been circulated, and were **NOTED**, Minutes of Meeting of the Harbours Management Board held on 21 February 2018.

4. Uig Harbour Infrastructure Redevelopment

There had been circulated Report No HMB 8/18 dated 4 June 2018 by the Director of Community Services.

A presentation was given on progress made to date with the Uig Harbour Redevelopment. In particular, information was provided on revised designs and structure layout; the proposed steps; old pier head weight restriction; the terminal building layout; progress on the Environmental Impact Assessment; and the updated project programme. The key risks and challenges were also detailed and these included potential design changes, a delay in obtaining approval for a new spoil ground and concrete investigations and any further deterioration of the linkspan. However, at present, construction was expected to commence in June 2019.

The replacement of the linkspan would require its closure over approximately a two month period. The Highland Council's preferred period was in April/May but CalMac Ferries Limited (CMF) and Comhairle nan Eilean Siar's preferred option was in

October/November, given this was a quieter period with less disruption. Whilst recognising these factors, replacing the linkspan in October/November could prove more expensive, was more susceptible to bad weather and, given reduced daylight hours, could take longer resulting in less harbour dues. It was important construction took priority and there were mitigating actions which could be taken such as putting a second vessel on the Ullapool-Stornoway route and/or directing heavy freight vehicles to the Oban-Lochboisdale route. Officers would liaise with CMF meantime to establish what measures they were willing to provide during the closure period with a view to making a recommendation to the Environment, Development and Infrastructure Committee on 16 August 2018.

The Board otherwise **NOTED** the position.

5. Transfer of Old Dornie Harbour

There had been circulated Report No HMB 9/18 dated 5 June 2018 by the Director of Community Services.

Members were informed of discussions which had taken place with the local community. Whilst being minded to take over the ownership of the two jetties at Old Dornie, there were some matters of concern which the community needed addressed. In particular, an assurance was given that it would not be necessary for them to become a Harbour Authority. In relation to the other areas of concern it was suggested that they would benefit from discussing matters with the Community and Democratic Engagement Manager who would be able to explain the Asset Transfer process, formalise the approach, signpost funding opportunities available and help them to develop a sustainable business case.

The Board **AGREED** to recommend to the Environment, Development and Infrastructure Committee:-

- i. to declare the facilities at Old Dornie harbour surplus to the requirements of Community Services;
- ii. to commence the process of deregulating the "Statutory Harbour" at Old Dornie from the Highland Council Harbours Act 1991;
- iii. to recommend to the Director of Development and Infrastructure that ownership of the jetties be transferred to the as yet unspecified community trust; and
- iv. that the Community and Democratic Engagement Manager contact the community to assist them with the Asset Transfer process.

6. Proposed Maintenance, Repair and Improvement Works for 2018/19

There had been circulated Report No HMB 10/18 dated 6 June 2018 by the Director of Community Services.

It was explained to Members that while every effort was made to plan works ahead, changes could occur during the year due to external or unforeseen events. Examples of work already undertaken were highlighted, including the refurbishment of the fish market at Kinlochbervie and the new ice plant at Lochinver, and of work required, including the fenders at Eigg.

During discussion, the following points were made:-

- the old Lochinver ice plant would eventually be demolished but there were a some issues to address in advance, including the relocation of the television transmitter and the transportation of rubble;
- although the ownership of Skerray harbour was uncertain, evidence suggested that it did not belong to the Highland Council, Given the Council's financial situation it could no longer continue to maintain it and it was suggested that the Community Council be informed of the situation; and
- appreciation was expressed to the Harbours Management Board for the reinstatement and stabilising of the Harbour wall and dredging at Nairn Harbour. In this connection, information was sought as to the timeframe for the pontoons and, given the increase in tourist traffic, when Community Services could put in place traffic calming measures.

The Board **NOTED** the position of the works currently underway and those proposed.

7. Review of the Highland Council's Harbour Ownership Options

There had been circulated Report No HMB 11/18 dated 6 June 2018 by the Director of Community Services.

The list of facilities, being the first tranche for consideration for disposal, was discussed on a site by site basis. It was important to generate interest in local communities and to make them aware that facilities were to be disposed of. Consideration had been given to issuing a Press Release and Local Members had an important part to play in energising community groups as to potential uses they could make of facilities. The Council's Community and Democratic Engagement team was also able to assist groups with any Asset Transfer proposals. In the event that a facility was not disposed of, discussion took place as to whether or not they should be demolished, given the costs associated with this. However, the potential liabilities that could result would also have to be taken into account.

Regarding specific sites, it was pointed out that Keodal East was used by the MOD and the company running tours to Cape Wrath. Keodal East was important to the local area and it was therefore removed from the list for disposal. In addition, North Kessock Old and Fasaig were not in the Council's ownership so they too were removed.

Thereafter, the Board:-

- NOTED** the position; and
- AGREED** to recommend to the Environment, Development and Infrastructure Committee that, with the exception of Keodal East, North Kessock Old and Fasaig, the remaining facilities be progressed for disposal.

8. Harbours Trading Operations: 2017 /18 Outturn

There had been circulated Report No HMB 12/18 dated 6 June 2018 by the Director of Community Services.

The increase in Harbour Dues at Portree highlighted its importance to tourism in the local area but as yet it had benefitted from little development work. It was suggested Harbour Dues could be reinvested to pay for this work. It was recognised that there were commercial opportunities, both here and elsewhere, which could be explored and the Consultant's report, "Initial selection of prospects for further investigation", could be revisited with this in mind.

The Board **NOTED** the position.

9. Debt Management

There had been circulated Report No HMB 13/18 by the Director of Finance.

The Board **NOTED** the current debt position.

The meeting ended at 4 p.m.