

The Highland Council

Minutes of Meeting of the **Harbours Management Board** held in Committee Room 1, Council Headquarters, Glenurquhart Road, Inverness on Thursday 15 November 2018 at 2.00 pm.

Present:-

Dr I Cockburn	Ms A MacLean
Mr A Henderson (Chair)	Mr D MacLeod
Mrs L MacDonald	Mr D Rixson
Mr W MacKay (by video conference)	

In attendance:-

Mr W Gilfillan, Director of Community Services
Ms C Campbell, Head of Performance and Resources
Mr T Usher, Harbours Manager, Community Services
Mr A MacIver, Principal Engineer, Project Design Unit, Development and Infrastructure Service (Item 4)
Mr L Robertson, Harbour Master, Community Services
Ms F MacBain, Committee Administrator, Chief Executive's Service

Business

1. Apologies for Absence

Apologies for absence were intimated on behalf of Ms K Currie and Mr M Finlayson.

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 3 August 2018.

4. Uig Harbour Infrastructure Redevelopment

There had been circulated Report No HMB18/18 dated 6 November 2018 by the Director of Community Services accompanied by a presentation on progress made to date with the Uig Harbour Redevelopment. In particular, information was provided on the budget decision that was expected the following month, progress with the new vessel, the linkspan, the proposed pier layout and berthing structure, the harbour revision order and the phasing of the works.

During discussion, the following issues were considered:-

- efforts were being made to ensure the design of the new linkspan had minimal levels of automation and complexity to improve reliability, especially given the remote location and difficulties in sourcing engineers capable of repairing a complex automated system. New guidance was being followed, with issues to be solved by bio-mechanical means if possible;

- finance intended for the refurbishment of the old linkspan had been diverted into the design of the new one, with an expectation this would be refunded by the Scottish Government, something that had not yet materialised;
- in response to suggestion that further public consultation was required, a summary was provided of the extensive engagement that had already been undertaken over a two year period and it was felt that given the need to adhere to the delicate timetable for the works to be completed, at this stage further consultation was not required. Action taken on issues that had been raised as a concern during consultation were summarised, including a report by a marine expert on the proposed open pile structure, and the community desire for pontoons which was too costly for the Council to consider and did not fall within the remit of the funding for the current works; and
- in relation to the proposed schedule of works, the phasing was outlined. Liquefied natural gas (LMG) requirements were highlighted, and could be subject to delays.

The Board **NOTED** the position.

5. Kinlochberrie Chilled Market

Mr Lorne Robertson, Harbour Master (Kinlochberrie) gave a presentation on the Kinlochberrie Chilled Market during which slides were shown of the new market which was divided into three sections, could be chilled to a steady 2.2C and had new doors, improved insulation, better lighting and new power units. Statistics were provided on the usage of Kinlochberrie Harbour, and future issues were summarised, including the possible impact of Brexit, the increasing size of fishing vessels, aquaculture, tourism, timber transport and regional resilience.

During discussion, the following issues were considered

- in response to a question about possible cruise ship discharges, attention was drawn to the strict regulations, especially for inland waters, and to the different types of discharge - oily water, sewage and ballast water;
- in relation to the increasing size of fishing vessels, consideration was given to the possible need for dredging in future, and to the possible impact on the road network of increased numbers of lorries. The impact of increasing numbers of tourists, especially camper vans, on the roads was also highlighted; and
- the total cost of the market chilling had been around £1.35m, with an approximate annual turnover of £14m and a surplus achieved in 2017-18 of around £3.14m.

The Board thanked Tony Usher for his valued work on this project and **NOTED** the presentation.

6. Request to rent land at Balintore Harbour for the installation of a Polytunnel Options

There had been circulated Report No HMB19/18 dated 7 November 2018 by the Director of Community Services.

Following a summary of the request by a community group to erect a commercial polytunnel measuring approximately 24' x 60' plus boundary fencing in which vegetables, fruit, flowers and shrubs would be grown to benefit the local community, the following issues were discussed:-

- the proposal had the support of the local community, had received planning permission, and had the aim of promoting health and well-being;

- concern was expressed at the likelihood of high winds affecting the polytunnel in its proposed location;
- the land was not currently being used by the Council and the proposed rent would be £1 per year for 30 years; and
- a caveat should be added to any agreement that if the project was to cease operation, the land would be reinstated to its original state, in the case of dissolution of the group, the lease could not be passed on to a third party, and that the proposal be checked with the Council's budget leader to ensure the Council had no use for the land prior to its being considered surplus to requirement.

The Board **AGREED** to recommend to the Environment, Development and Infrastructure Committee, *subject to the proposal being checked first by the Council's budget leader for possible alternative uses, and caveats be added to ensure the lease could not be passed onto a third party and that if the project ceased operation, the land be returned to its original state:-*

- i. that the land area requested was currently surplus to the requirements of the Highland Council Harbours Department; and
- ii. that the land be leased to the community association, based on a positive evaluation, and subject all the necessary permissions and funding being obtained by the group.

7. Rent Waiver for Kyle

There had been circulated Report No HMB20/18 dated 7 November 2018 by the Director of Community Services.

Following a summary of the situation and a full discussion, the Board **REFUSED** the request for rent waiver, **AGREED** to remind the tenant of the duty to pay the rent already due, and **AGREED** to offer to move, free of charge, any equipment to which access had been restricted to a more accessible location pending the relocation of the porta-cabins which were causing an obstruction.

8. Financial Performance 1 April to 30 September 2018

There had been circulated Report No HMB 20/18 dated 7 November 2018 by the Director of Community Services.

Overall fuel sales had decreased by volume, however increased oil prices had maintained a budget surplus. Income from Harbour dues for the period was higher than the budgeted figure for the six months, partially due to the dues from scheduled ferries rising in line with inflation, increased aquaculture activity and strong fish prices on the continent. Despite difficulties in the fishing industry the financial performance of the harbours fishing remained relatively strong.

The Board **NOTED** the financial position to 30 September 2018.

9. Debt Management

There had been circulated Report No HMB 21/18 dated 7 November 2018 by the Depute Chief Executive/Director of Corporate Resources.

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

The meeting ended at 3.30 pm.