

**MINUTES OF FULL MEETING OF WELLS HARBOUR COMMISSIONERS (WHC)
HELD @ THE HARBOUR OFFICE**

28th September 2021 AT 6:30PM

PRESENT: Mel Catton (MC) – Chair, Nick Groom (NG), Chris Thomson (CT), Kevin Theobald (KT), Bob Ellis (BE), Sally Wynne (SW), Josh Danziger (JD), Ashley Mullenger (AM), Andy McCallum (AMc), Denys Hickey (DH)

EXECUTIVE MEMBERS: Robert Smith (RS) Harbour Master, Simon Cooper (SAC) Harbour Administrator

1. CHAIRMAN WELCOME

MC thanked all for attending and had nothing specific to raise at this time.

2. APOLOGIES

Brian Riches (BR)

3. YTD FINANCIALS

SAC was pleased to report that the accounts for the year remain in good shape and thus performance. SAC informed that there was nothing exceptional to report on further and that further discussion relating to the SCIRA position will be picked up in the Harbour Executive report.

4. APPROVE MINUTES

The Commissioners confirmed that they were happy for MC to sign the minutes from the last meeting.

5. HARBOUR EXECUTIVE UPDATE

RS/SAC then went on to run through the written update that formed part of the agenda item adding:

1. SCIRA – formal notice to terminate the contract has been received. RS, by way of background, reminded the WHC of the structure of how the Outer Harbour operates in that all the assets belong to WHC, including the Outer Harbour itself. SAC then went on to advise the WHC of the impact to the financials based on assuming we operated in 2021 as though SCIRA did not exist. The WHC then debated at length the detail on the impact to the financials and how the future may play out. The debate concluded that the Harbour Executive were encouraged not to make hasty to achieve a sensible plan and way forward then it would be worth accepting the financial consequences in 2022. RS then suggested that perhaps a sub-committee is formed to make further assessments and consider strategic options going forward. MC asked the WHC if there were any volunteers to which CT, KT and DH all declared an interest. SAC will set up a first meeting in the coming weeks to agree the terms of reference/kick off meeting.
2. Dredger – On a related topic RS just wanted to raise with the WHC that dredging operations will continue but the main focus for now will be on the access channel and Outer Harbour area.
3. Trinity House – visual inspection was completed with no material issues raised.
4. Albatros – A further e-mail from the owner had been received advising further delays to the vessels return and also noting the draft license agreement to which they had some comments that they would revert to separately albeit to date nothing received.
5. Seaweed farm – RS spoke to the investors who advised they would be submitting the license by November.

6. Christmas Tide – MC confirmed Christmas Tide was going ahead on the 4th December. MC also advised that the quotes on the Christmas trees were substantially higher so other avenues are being looked at. RS confirmed that WHC would replicate the lobster pot tree again in the same location as before.
7. Heritage Harbour/ 360 years anniversary – RS suggested we roll forward to November given the heavy agenda this month. Naturally it requires further thought as it is a large commitment but something we ought to discuss and pursue further in November. SW mentioned that the meeting with MC still had to occur also to pick up on the topic.
8. East End land - RS advised that some may have noticed the land is now cleared and security fencing is now being erected anticipating the next plan is to look at the 'pods' idea. RS/SAC would pursue and look at options/ layouts accordingly now we have cleared the container from the land.
9. Favor Park Quay – RS brought to the attention of the WHC that the concrete is subsiding quite badly and it is very poor condition. RS suggested that as he has done before, write to the owners advising them of this and that should the quay wall have any detrimental effect following the deterioration of the land behind it, WHC considers them liable for any remediation works required.
10. Moorings (Holkham) - As advised in an earlier meeting, notice had been given to 2 mooring holders to leave by year end.
11. WHMT – SAC advised that following Janice Whittaker's resignation Katy Moore will take over as she was helping Janice this summer anyhow. Katy has been asked to concentrate on resurrecting the Whittingham lakes events which would create the largest opportunity to get as many young people on the water as any other event we might look to hold.
12. Shipwrights land – the agreement with the owners of shipwrights remains outstanding. SAC asked the solicitors to chase up and give them a deadline so as to finalise the agreement/ deed of easement.
13. Renewable report – SAC commissioned a consultant to review opportunities for the harbour to use renewable energy sources – essentially as per the executive summary which was circulated with the agenda, there are 2 opportunities to install solar panels on the Lobster Hatchery and the East End store. SAC will pursue and obtain quotes/ understanding of next steps. SAC also noted that the carbon footprint from our electricity consumption was relatively modest (<30t) which is good and perhaps at a later date further investigation can be made as to how we reduce our carbon footprint further and work towards promoting sustainability with the wider Harbour user population including offsetting initiatives.

6. COMMISSIONER UPDATES

KT updated the WHC that we were still on the lookout for a replacement tractor. NG mentioned that the RNLI have tractors which might be something to investigate. RS was unaware and said he would look into.

JD updated on the coastal flood analysis that Royal Haskoning are halfway through reporting on for Burnham Overy Staithe. Most interesting was that where the pressure valve options didn't work in Wells, it does seem to have a role to play in B.O.S and conversely on bigger surges at Norton Marsh where it would be a hinderance.

No other Commissioners had updates or further comments.

7. AOB

RS advised that the management of the buoys at B.O.S was becoming too much of a drain – both because of the number of buoys/ movement in the channel and also the time taken/ employed


heading over there. Also they are only charged materials and nothing more. RS wanted to mention to the WHC but hadn't yet fully decided but would engage with B.O.S. accordingly.

NG questioned if any further ideas had come up for the 360th anniversary – SAC advised that not for the 360th anniversary but a 'flotilla' event for the queens jubilee which would coincide with the street lunch/tea party on the Buttlands that is running after HW. NG added that he thought a Harbour Day like we used to run could also be an option for the 360th anniversary.

8. Staff Matters

None.

Meeting was then closed @ 20.15

Approved .....
Mel Catton

Date 30/1/21.....