

MINUTES OF FULL MEETING OF WELLS HARBOUR COMMISSIONERS (WHC)

HARBOUR OFFICE

29th March 2022 AT 6:30PM

PRESENT: Mel Catton (MC) – Chair, Sally Wynne (SW), Ashley Mullenger (AM), Andy McCallum (AMc), Brian Riches (BR), Denys Hickey (DH)

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

1. CHAIRMAN WELCOME

MC thanked all for attending and welcomed Chris Greeves and Mark Hewitson from Larking-Gowan. Following the announcement of Chris' forthcoming retirement, MC formally thanked Chris for all the support provided by him over the years to the WHC and wished him well on his retirement. MC also welcomed Mark who will be looking after WHC going forward.

2. APOLOGIES

Bob Ellis (BE), Nick Groom (NG), Chris Thomson (CT), Kevin Theobald (KT), Josh Danziger (JD)

3. FINANCIALS

SAC reported that the accounts for the year had been completed and were circulated to the Commissioners 10 days ago and that at this time of the meeting we request Larking-Gowen to walk us through the results and should any Commissioner have questions, they would try and answer them.

CG informed the Committee that the key points noted were;

- Overall, the movement seen year on year is predominantly the effect, or lack of, Covid restricting the summer season as it did the year before. Whilst towards the final quarter of the year the impact of SCIRA leaving was seen, it was in part offset by the inclusion of the break fee induced by SCIRA giving notice to leave.
- CG then went on to describe the reserves, including how the various grants for equipment was accounted for. CG also advised that Larking Gowan had undertaken an exercise to ensure that the SCIRA funded assets aligned their depreciation with the reserves held so that they match to ensure there was no shortfall seen.
- RS requested where the financials demonstrated the funds set aside as a 'sinking fund' to which CG confirmed given it was cash, it would be part of the 'cash at bank' line in the balance sheet.
- CG also advised the Commissioners that the other noteworthy point was the increase in taxation which is directly linked to the calculation that has to be made under accounting rules that we allow for the cost of realisation of the assets in the balance sheet as well as taxation on profits made as can be seen on page 9, Note 1, Accounting policies.

Given there were no further questions/ comments MC requested from the WHC to approve the Annual Accounts 2021. All those present confirmed. SAC will co-ordinate with Larking-Gowen for BE and MC to sign the accounts as per the norm. SAC thanked CG for his time and support since joining WHC and also looked forward to working with Mark also.

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. Windfarm – Following the subsequent exchanges SAC had confirmed with SCIRA to accept their settlement figure and to provide the wording for the early settlement agreement which was expected in the next few days.
2. Car Park – The planning application remained outstanding despite the date of a decision being 2 weeks ago. MC commented that he had seen a letter from highways expressing concern which SAC would follow up on and see what was occurring to try and sort it out at the earliest opportunity.
SAC then asked the WHC to re-review the paper circulated with the paper circulated ahead of the meeting headed 'Car park Barrier system – Rule implementation'. SAC advised that in anticipation of the planning being approved whether the commissioners wanted to discuss the points raised in the paper. BR requested clarification on tariffs and how/when the barriers would open and close to which SAC advised that we can decide when we wish to operate the barriers. With regards to the tariffs, the software that accompanies the barriers will tell us what our optimal tariff pricing would be once it has enough data, so it was suggested that the car park tariff is kept the same for now until we have more clarity from the software as to whether there are alternatives worth considering. AM wondered if the fishermans delivery lorry can enter the car park as on occasion they drive from west to east. SAC confirmed that we can operate the barriers manually but didn't really see the need given access can be made either end of the fishermans quay which should suffice the majority of the time.
3. Albatros – An e-mail was received from the owner which had included comments on the license agreement and further clarification on certain aspects relating to the use and sanitation. After lengthy debate, BR summarised that the WHC view was that the conditions laid out to the previous owner should be maintained and that those standards need to be met prior to the vessels return as per the original agreements. MC concurred and requested that SAC advise the owner accordingly.
4. Heritage Harbour – RS advised there was a final paper to be circulated which ultimately would be used to obtain confirmation from the various stakeholders around the town which can be presented to the Heritage Harbour committee in order to progress receiving the said status.
5. 360 years anniversary – RS advised that following a short piece in the last issue of the Quay magazine someone had shown interest in supporting the project(s) and would look to come to the harbour office in the next week or so to discuss. SW said it sounded very promising, knowing the person who was showing an interest.
7. Ardwinia Barge – The working group continued to engage with RS on how the barge might be used but also now the current owners were keen to meet up with RS to look at how the harbour could work with them in future. RS was keen to explore given he thought that the discussions had been going on a long time and having heard they had received an offer for someone to buy the vessel and convert it to a house boat matters needed to progress at a greater pace if an alternative option was to be successful.
8. Holkham/Coastal futures – RS held a meeting with Peter Mitchell to which nothing immediately needed to be discussed however what did become clear (and following

subsequent discussions with others) is that there must now be doubt as to the outcome/ progress of what coastal futures will become.

6. COMMISSIONER UPDATES

BR advised that the channel buoys/ west cardinal were all serviced and prepared for the season.

No other Commissioners had updates or further comments.

7. AOB

None

8. Staff Matters

Confidential update was provided to the Commissioners from RS.

Meeting was then closed @ 21.30

Approved.....


Mel Catton

Date...31/5/22...