

# MINUTES OF FULL MEETING OF WELLS HARBOUR COMMISSIONERS (WHC)

## HARBOUR OFFICE

25<sup>th</sup> July 2023 AT 6:30PM

**PRESENT:** Mel Catton (MC) – Chair, Bob Ellis (BE), Karen Jones (KJ), Liam Pink (LP), Adrian Dwyer (AD) Denys Hickey (DH), Sally Wynne (SW), Ashley Mullenger (AM), Nick Groom (NG),

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

### 1. CHAIRMAN WELCOME

MC thanked all for attending. Mel advised the WHC that Josh had decided that he would resign. MC wanted to record thanks to JD for his contribution to being a Commissioner and the WHC all wished him well.

### 2. APOLOGIES

Josh Danziger (JD)

### 3. FINANCIALS

SAC referred the WHC to the monthly financial paper recording the management accounts for the half year. SAC then went on to highlight the significant income and expenditure lines and explain in greater details to the WHC to assist in understanding the financial position. SAC then asked the WHC to turn to the next attachment which was to compare the half year results with the estimated 'budget' numbers presented to the Commissioners which was created earlier in the year using 2022 year end results. This paper provided assurance to the WHC that the financials are largely on track with expectations and whilst the financials will continue to show/accrue a loss it isn't unexpected.

### 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 asked the WHC to refer to the paper tabled 'Harbour Executive Report' and turning to the first item;

1. 360<sup>th</sup> anniversary/Heritage Harbour;
  - a. The lamppost banners are waiting to be put up again – with Carnival week underway it is likely to be in August now.
  - b. The branded beer bottle was in production and now being presented to various outlets to sell.
  - c. Tide Gauge Project – the floor has arrived and awaiting installation. The production company are still in discussion and RS has spoken to potential narrators.
  - d. Heritage Trial –We have paid the deposit for the app, so it is now with us to build the content and branding which is work in progress.
  - e. The commemorative painting by Godfrey Sayers is now being taken to the printers and we await firm quotations from them in order to work out the cost of production which in turn will allow us to work out a price that isn't excessive/ reasonable but enough to cover the costs.

- f. RS has Dr Hicks memoirs which have now been typed up and KJ/RS are looking at turning this into a small book as discussed in previous meetings.
2. Favor Parker Land – as the WHC would have seen the work is complete and much tidier. RS had received a letter from the residents association thanking the WHC for use of the quay whilst the works were undertaken.
  3. Albatros – RS commented that there was a large turnout to watch the return of the Albatros. The gantry will not be installed until after the triathlon. In the meantime a temporary electrical supply will be installed and there still a few matters to be resolved regarding the LOA to calculate harbour dues, understanding the pump out logistics and future plans.
  4. Jordans Land – the proposal of a potential idea to use the land as a concession for a Food & Beverage outlet was discussed at length. Overall, the idea was thought to be too ambitious and the WHC were concerned about the overall impact it may have. The WHC decided that we ought to advertise, as we did for the car park space, to see what other potential ideas might present themselves. SAC will draft a similar proposal and circulate for comment prior to advertising.
  5. Outer Harbour Survey – The 5 yearly eel grass survey has been completed. The result confirm little change. The survey will be sent to NE as part of their assent requirements but no further action is needed.
  6. Car park barriers – in early July a member of the public drove into the entrance bollard, ripping it out of the ground and disabling the whole system. The engineers a week later managed to get the system working again so the car park can operate. An insurance claim has been made by us to the car owner and is progressing albeit slowly.
  7. Succession planning – SAC requested the WHC turn to the paper regarding succession planning as in the coming year/ years the management will be changing and therefore plans need to begin to discuss replacements. With regards to the HA role and the HM, MC proposed a sub committee is formed to progress and requested 2 or 3 volunteers. In the meantime SC undertook to review the HA role description and advert.
  8. Lobster Hatchery – We have already released 2 batches – totalling c400 and have another 3 lobsters waiting to hatch. RS reminded the WHC that with SAC plans on leaving in the coming year plans also need to be made for what to do with the Hatchery. Ideally the hatchery can be scaled up into greater production and hopefully not cease in its operation which there is a danger of happening if a plan can't be found.
  9. Fishing boat policy – RS advised the WHC that the current policy was not to allow visiting commercial fisherman to use the harbour if they conflicted with the local fleet. RS though was approached by a fisherman from another port to look to fish for Bass and test if this might be a workable catch from Wells. Having conferred with a few of the fisherman RS was comfortable in allowing them to try it out on this basis but also commented that it might be something our local fleet could learn from and diversify into and thus saw the experiment as an opportunity. RS thought that the current policy was still relevant and requested the WHC re-affirm this policy remain valid which the WHC confirmed.
  10. Wells Sailing Club tariff – SAC asked the WHC to refer to the paper which explains that the current concession the WHC offers the sailing club has seen potential boat owners joining the WSC as it is cheaper to join the club and pay their fees than it is to have a 'dues only' tariff with the WHC. Additionally the WSC charging structure has shown the fees collected by themselves works out to be c£2.5k which significantly more than what the WSC pays WHC overall. SW/BE both commented that it would be sensible for RS/SAC to meet with the WSC committee to look towards addressing the situation which RS/SAC agreed. SW suggested that the paper is presented to the WSC committee and then a meeting could be arranged between the parties to discuss further.

11. Triathlon – RS advised the WHC that the triathlon is to be held on 17<sup>th</sup> September and it will be RS 'final one'. RS explained that the staffing levels and commitment to run it was so involved it was becoming too much to organise/manage but offered the WHC that someone else might be able to run it albeit consideration to safety and how the harbour is used would still need to be considered and factored in if it was to be done as it is today.

**6. COMMISSIONER UPDATES**

none

**7. AOB**

WHMT grant request – The WHC have received a further request to provide grants for 2 children to go towards them attending a sailing trip on the ketch Faramir. At the last meeting the WHMT agreed a similar request for the same event and thus the Trustees concurred that it is good to support another 2 children accordingly. SAC will organise payment direct and advise the applicants.

**8. Staff Matters**

none

Meeting was then closed @ 20.30

Approved.....

Mel Catton

Date 10/10/23