

Report to: **Salcombe Harbour Board**

Date: **25 September 2017**

Title: **Pontoon Development**

Portfolio Area: *Salcombe Harbour*

Wards Affected: **All**

Relevant Scrutiny Committee: Overview & Scrutiny Panel

Urgent Decision: **N** Approval and clearance obtained: **N**

Date next steps can be taken: **N/A**  
(e.g. referral on of recommendation or implementation of substantive decision)

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**Recommendations:**

1. That the Harbour Board RESOLVES to consult on the detail of the proposed pontoon development; seek invitations to tender and planning approval/MMO licence in tandem.
2. That the Board NOTES that a formal business case will be presented to a future meeting, with the intention that it be forwarded to Council, in advance of any works being undertaken.

**1. Executive summary.**

1.1 This report outlines the rationale, business case, procurement model and intended development timetable for the replacement of Dentrige deep water (DW) pontoons and extensions to both Shadycombe and Batson pontoons.

**2. Background.**

2.1 The Council-endorsed Salcombe Harbour Strategic Business Plan 2017-2022 proposed the replacement of Dentrige DWpontoons in 2017 as they have reached the end of their serviceable life. It also sought to address the lengthy waiting lists for 'walk-ashore' pontoon berths by extending the Shadycombe and Batson pontoons.

2.1 **Dentridge.** Replacing the existing 90m of pontoons with 115m of pontoons would generate 6 additional commercial berths. Based on existing fees and charges this would take 12 years to pay back the cost of replacement, noting that the expected serviceable life of the pontoons is 25 years.

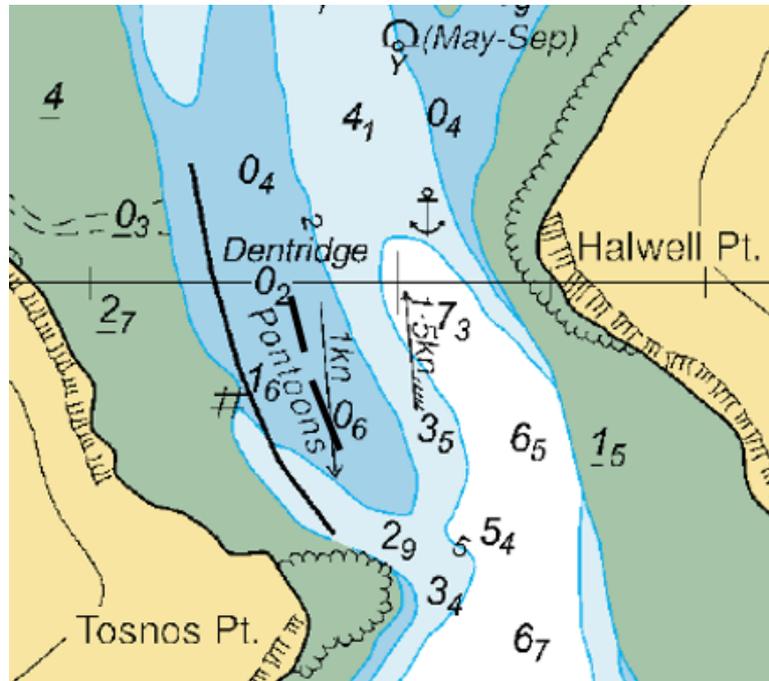


Figure 1: Dentridge pontoon replacement

2.2 **Shadycombe.** Extending the existing 55m of pontoons by an additional 50m would create 40 new berths and have a pay-back time of less than 6 years against an expected serviceable life of 25 years. These would be allocated to commercial businesses who would then be required to give up their Batson berths for non-commercial applicants.



Figure 2: Shadycombe pontoon extension

2.3 **Batson.** Installing an additional 46m pontoons would generate 25 berths and have a pay-back time of less than 6 years, against an

expected serviceable life of 25 years. These would be allocated to non-commercial applicants.



Figure 3: Batson pontoon extension (note: two options shown)

### 3. Outcomes/outputs.

3.1 The net gain of the above would be 6 additional commercial deep water berths and 25 resident walk-ashore berths, which is approximately 10% of the existing waiting list. Furthermore, there would also be an indirect economic benefit to local marine businesses from the additional boats.

### 4. Options available and consideration of risk.

4.1 Each of the proposed pontoons can be viewed as stand-alone; none is dependent upon the other, which decreases installation risks. However, if each was installed at separate times the cost of mobilising and demobilising the piling barge would require to be paid for each repeat visit.

4.2 Funding for the development has been discussed and agreed with the Council's Finance Officer.

### 5. Proposed Way Forward.

5.1 Stakeholders are consulted to refine the design; invitation to tender and submission of formal planning and MMO licence applications are undertaken.

### 6. Implications

Implications	Relevant to proposals Y/N	Details and proposed measures to address
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Legal/Governance	Y	The Harbour Authority has power to undertake works (Salcombe Harbour Order 1954) subject to Planning Department and MMO approvals.  Tendering will be subject to the Council's Contract Procedure Rules.
Financial	Y	The project will be partially/wholly funded by borrowing from SHDC reserves depending on costs (to be the subject of a future report)
Risk	Y	There is reputational risk to the Harbour if waiting lists are too lengthy
<b>Comprehensive Impact Assessment Implications</b>		
Equality and Diversity	N	None
Safeguarding	N	None
Community Safety, Crime and Disorder	N	None
Health, Safety and Wellbeing	N	No adverse impacts
Other implications	Y	If installed these moorings will deliver local economic benefit

### **Supporting Information**

**Appendix:** None

**Background Papers:** Salcombe Strategic Business Plan 2017-22