



Whitstable Harbour Annual Report 2016



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Message from the Chairman

The past year has been a busy one with all things related to Whitstable Harbour and as one would expect of a small but bustling harbour, nothing is standing still with activity and planning occurring all the time. Sometimes, however, this does not happen as quickly or as easily as we would want!

Harbour Board meetings still attract a healthy number of public and their interaction with the board is interesting at times to say the least ensuring that the board cannot rest on its laurels.

I am pleased that the major South Quay repairs were completed earlier in the year, on time and on budget. John Davison and his team did a fantastic job and deserve our thanks. This enabled the new Harbour Market to open on a site with a better base and new entrance opposite the Gorrell Tank Car Park which, incidentally, fully reopened on the 1st July in time for the summer season. There are more repairs to take place over the winter.

John also applied for and was successful against a very strong field in being appointed project manager for the harbour and will be driving to complete ongoing projects as well as presenting possible future ones to the board and public. A series of successful public interfaces were held at the start of the summer with regard the Strategic Plan update. May I assure people that in relation to this, the Board and I are and always have been, fully behind and understand that the people of Whitstable do not want to see housing or hotels on the harbour footprint!

The day today running of the Harbour continues to be in the capable hands of the Harbour Master, Mike Weir, and his very small team together with the volunteers to turnout when necessary to ensure that the Harbour continues its extremely good safety record not only in its normal working day but when the public are present in large numbers. The Harbour regularly gets a clean bill of health in all of the independent safety audits it has to undergo which is a huge compliment to the staff.

The Board are aware of the reported problems surrounding this year's Oyster Festival and the concerns that have been raised by individuals and groups about how the festival progresses in future years. The festival is not organised by but facilitated by the Harbour Master on behalf of the board and I can assure you that we will have strong representation at forthcoming talks on this matter. The Harbour Day organised by the West Family and Wizz Cunningham seemed to be a relaxed, well attended and successful day and our thanks to them for their often unheralded hard work.

Matters of governance are dealt with elsewhere in the report and I am sure questions can be answered by the board members. Our next conundrum to be solved is the South Quay Shed and what to do with that area of the harbour and I am absolutely certain that some interesting dialogue will take place. I also look forward to seeing the floating pontoon in place and working before next season.

My thanks, as always, go to all of the hard working board members and officers who support us to make Whitstable Harbour one of the best and safest of its kind in the country.

Cllr Pat Todd
Chairman, Whitstable Harbour Board

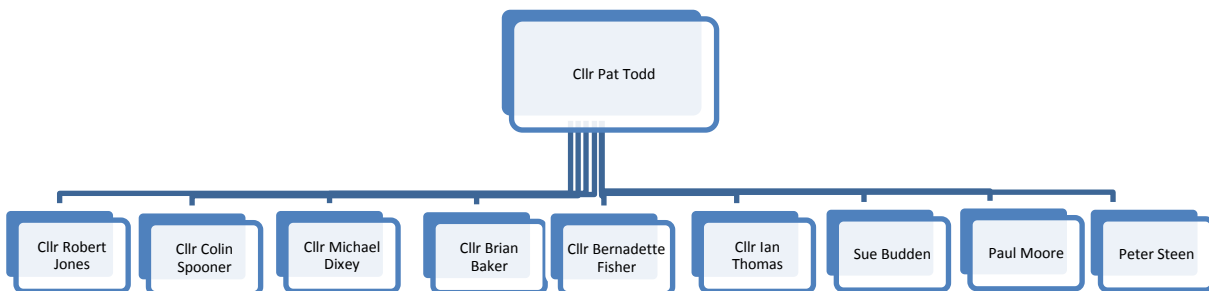
The Harbour Board

Whitstable is a municipal harbour owned by Canterbury City Council. Since 2003, it has been directed by a harbour board comprising both councillor and independent members as a committee of the council. Whilst the Council is itself the competent Harbour Authority, the board has delegated authority from the Council to make certain decisions relating to the harbour.

The Whitstable Harbour Board Terms of Reference pay particular regard to the harbour's need to be financially self-sustaining whilst having due regard to:

1. The changing needs of the marine sector and others with an interest in the port activities of Whitstable Harbour.
2. The interest of the local community in the running of the harbour.
3. The contribution which the harbour makes to the economic wellbeing of the area through both direct and secondary employment and purchasing.

At the beginning of 2015 Peter Steen and Paul Moore were re-elected to the Board. Cllr Pat Todd was elected Chair of the Board again for 2015/2016.



Objectives

The harbour board's strategic aim as set out in the Strategic Plan remains unchanged - although consultation and work to update the strategic plan is currently being undertaken - to develop Whitstable Harbour into a thriving and successful niche port for the benefit of the stakeholders and the community of Whitstable as a whole remains its main driver. To achieve this aim it has set down the following objectives.

- To meet the ambitions of the local community
- To maintain and develop the harbour's infrastructure and environs
- To support the local economy

These objectives need to be met within the following constraints:

- To be financially self-sufficient
- To comply with all applicable legal and regulatory requirements
- To adhere to the best practice of open and transparent governance

The harbour remains a significant component of the Whitstable offer, attracting visitors from far and wide, and provides the centrepiece for many of the major events which take place in the town each year, such as the Whitstable Oyster Festival, which generate substantial media interest.

Working Groups

A Task and Finish group has been established to decide the future of the South Quay Shed. This group will look at all the short and medium term options for the South Quay Shed. Although this piece of work started some time ago, it was suspended to allow the review of the strategic plan to take place.

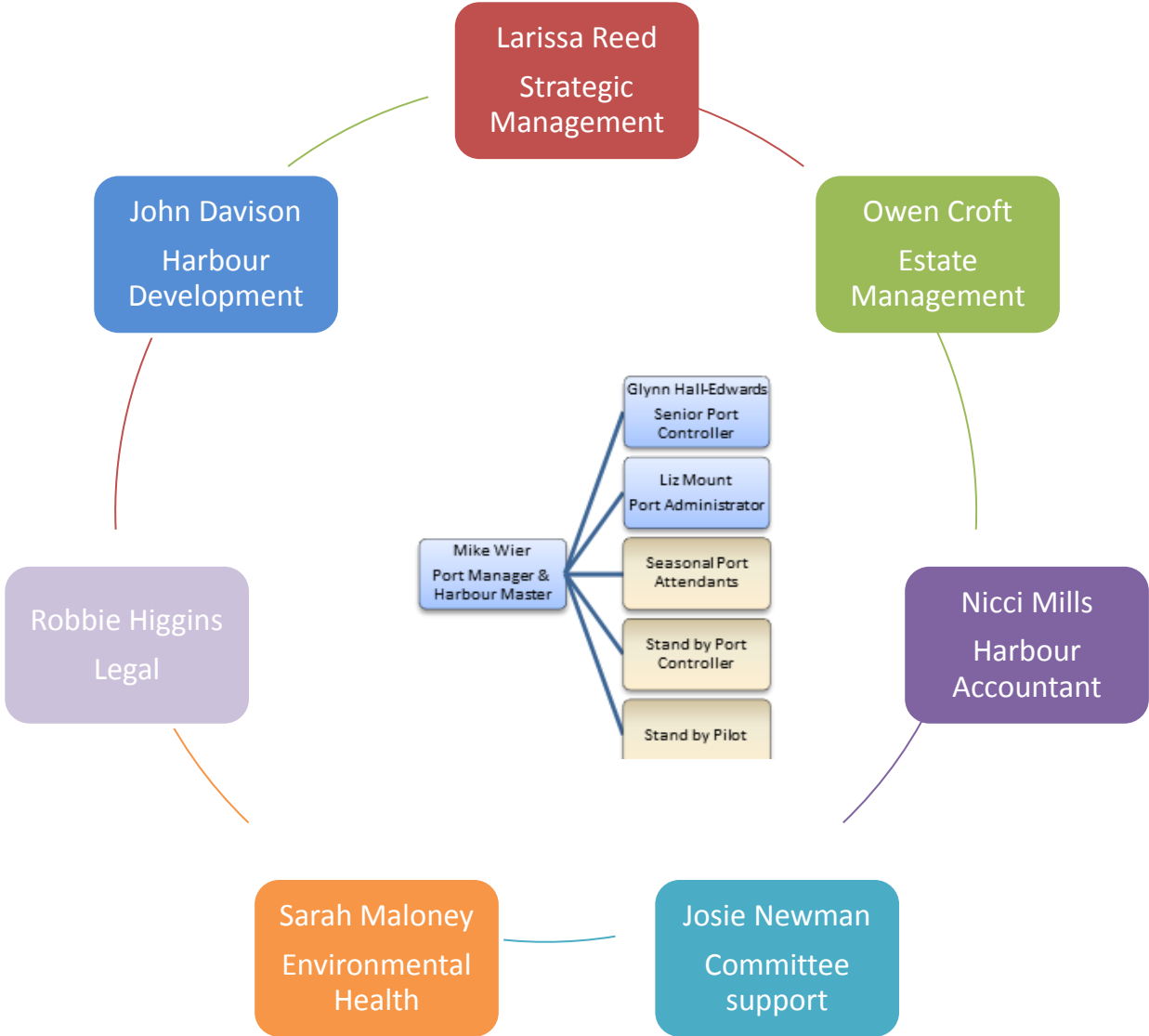
A Task and Finish group has also been established to oversee the design and implementation of improved accessible embarkation facilities. This is a project group which has the objective of managing and shaping the plans and designs and ensuring harbour objectives are met.

The Communications task and finish group has the responsibility to review how the harbour activities are communicated to the wider community and identify the best methods of giving and receiving information about the harbour. This group is look at all forms of communication including the website. The website which was developed this year has proved successful and it is currently being updated and improved following customer feedback.

Harbour Users Forum

This group continues to meet on a quarterly basis. It comprises all harbour tenants and regular users and is chaired by the Harbour Master and Port Manager. Board members are also invited to attend.

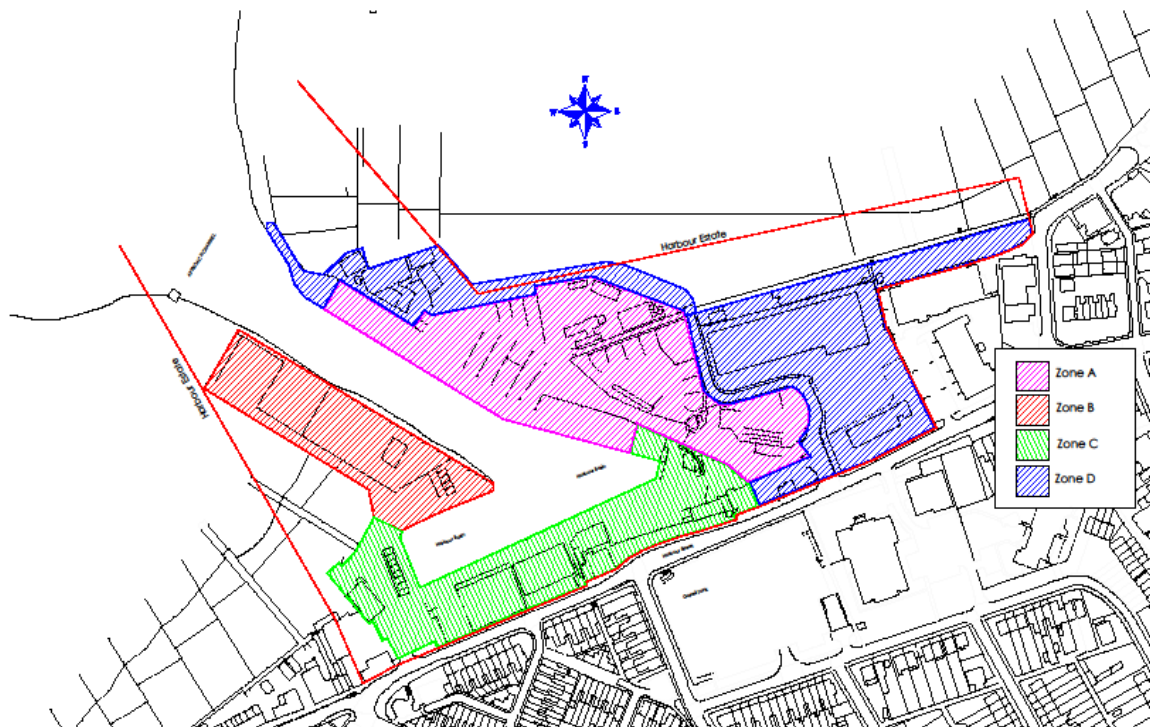
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Strategic Plan

At the beginning of 2013 a working group reviewed the 2010 Strategic Plan. Whilst it was found to be fit for purpose, it was clear that as the plan was five years old, it would benefit harbour board to ascertain whether key stakeholders in the Harbour (including the general public) agreed that the plan was still fit for purpose. The overall feedback was very positive with the majority of respondents feeling confirming that the plan was still fit for purpose and the key aims were still relevant to the running of the Harbour. The consultation also raised the possibility of zoning of the harbour to ensure we are able to deal with any development strategically and plan for the future uses of each area. The proposed zoning of the harbour is set out below.

A report was published setting out the findings of the consultation and the new harbour strategic plan will be considered at the Harbour Board before further consultation takes place in November 2016.



Business Development Plan

In 2014 the harbour board set about creating a Business Development Plan which sets out the Board's plans for the short to medium term development of the harbour. It also includes projections for income and revenue expenditure for the period 2014 to 2019, together with projections on capital expenditure on quay maintenance and other developments for the period 2014 to 2019. It was the intention of the Harbour Board to review this plan in the year 2015/2016 however this was delayed due to the review of the Harbour Strategic Plan. Following the completion of the Strategic Plan, we will be reviewing the Business Development Plan for agreement by the Harbour Board.

Report from the Port Manager and Harbour Master

The past year has seen the continuation of Whitstable Harbour's full compliance with all statutory port marine legislation and codes of practice. The harbour has maintained its core role of importation of stone and aggregates. A number of ships have used the port facilities for lay by and repairs together with calls by the passenger vessels Waverly, Balmoral and Princess Pocahontas. These statistics are shown in the attached spreadsheet.

The work of wind farm operators Vattenfall and Vestas has been suspended following the relocation of their operations from Whitstable to Ramsgate. However, the logistical benefits of Whitstable have been highlighted in the past few months and a one month trial to re-instate an O & M facility at Whitstable is to begin shortly. Further maintenance work on the wind farm is also to be undertaken shortly and specialist contractors will base themselves in the harbour's West Quay compound for the duration of this contract.

The harbour continues to support a fishing and shell fishing fleet of approximately 16 vessels and the associated onshore support services. New electrical power points have been installed along the quay edge providing berth holders with a power supply.

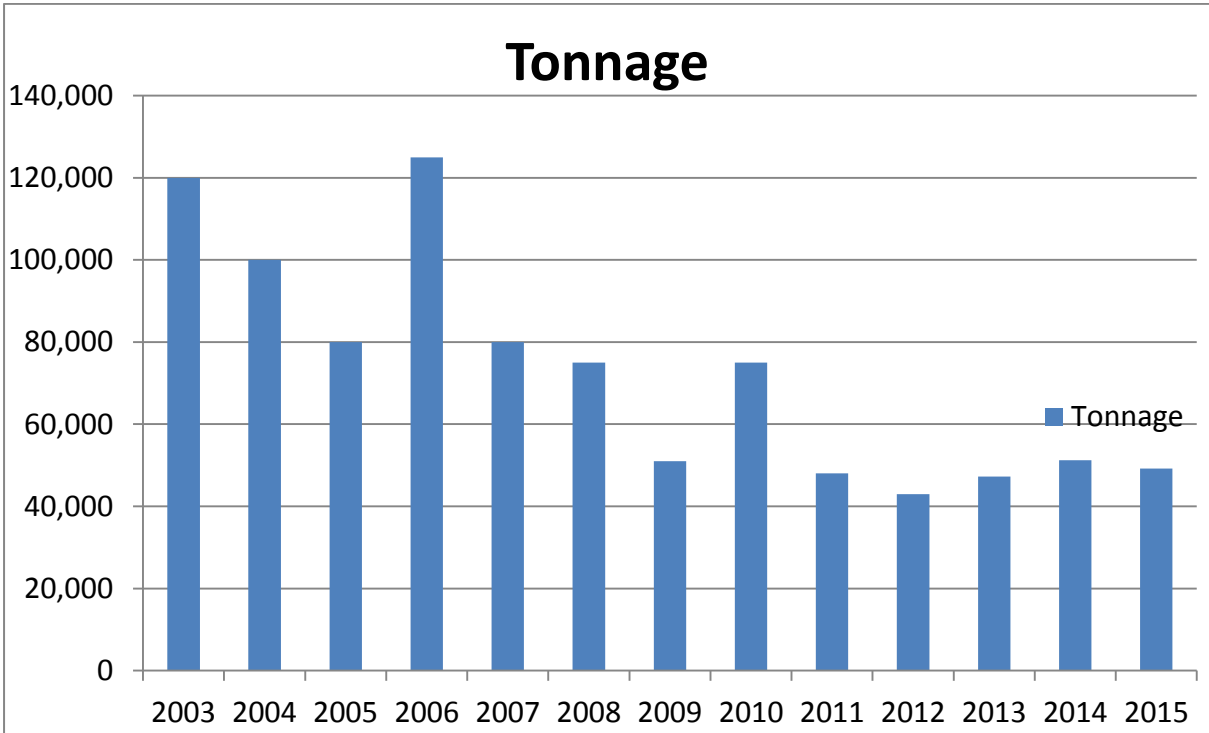
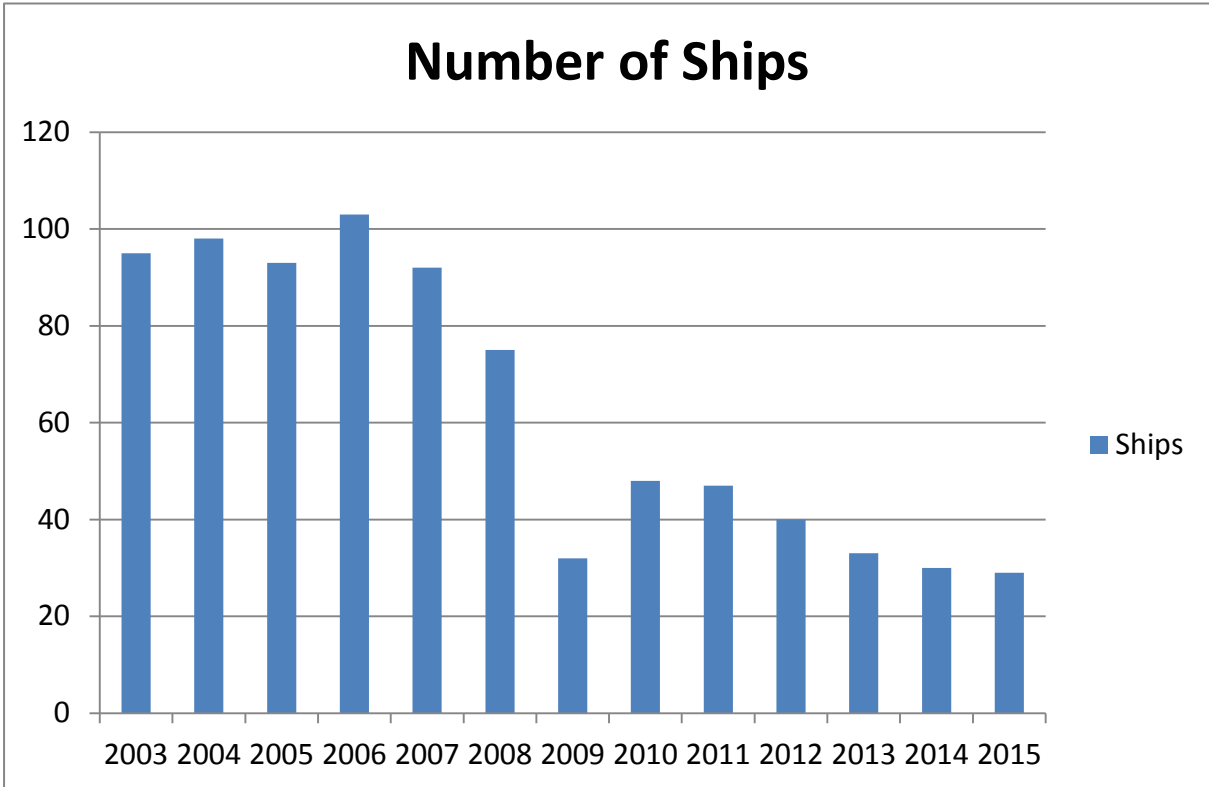
Maintenance dredging of the harbour basin was completed in the spring and a further upgrade to the general lighting illuminating the harbour quays was carried out.

The harbour has had an extremely busy year supporting retail and leisure activities. The traders have had a busy year with the re-introduction of the South Quay Market Village. The harbour has hosted numerous events such as the Oyster Festival, Open Day and Whitstable Biennale. The Deck at Dead Man's Corner has hosted a number of community events. Numerous television and promotional productions have been filmed in the harbour. Seasonal port attendants have been on duty over weekends through the summer months.

Section 4 of the South Quay has been completely rebuilt. A new walkway linking the South Quay and Harbour Street has been opened. Other improvements to the harbour's quays and infrastructure have been on going with the installation of safer access ladders. New seating areas and bicycle racks have been installed for visitors.

It is anticipated that all these activities will be continued in the year ahead. The harbour is managed through a range of policies and procedures which will be continually monitored to ensure the harbour continues to operate in a safe, efficient and financially viable manner for all.

Shipping Statistics



Quay replacement programme

Following a successful application for funding from the Environment Agency to replace Section 4 of the South Quay, works were undertaken beginning in October 2016.

The works consisted of driving 45 linear metres of steel sheet piles into the seabed in front of the existing to form the new quay wall. The sheet piles were then tied back with steel ties to a piled anchor beam 12m back from the face of the new wall. The quay was then reconstructed incorporating new concrete surfacing with integral drainage and edge protection, mooring bollards, access ladders and fixed rendering to the face of the new wall.

The works were completed on time and on schedule. This was an excellent piece of work, led by the councils Engineering Service.



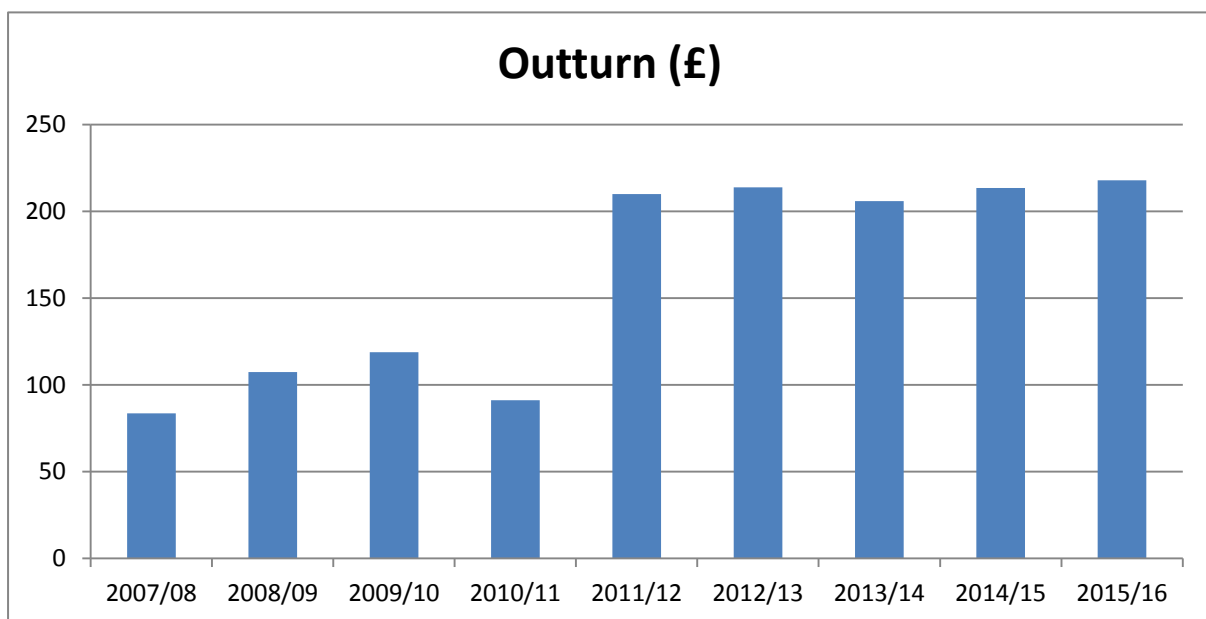
Whitstable Harbour Outturn

	2015/16 Budget	2015/16 Outturn	Variance	Notes
Revenues				
Rents and Concessions	(474,591)	(493,031)	(18,439)	1
Service Charges	(22,101)	(19,070)	3,031	
Cargo Wharfage	(25,000)	(27,049)	(2,049)	
Vessel Fees and Dues	(56,500)	(72,697)	(16,197)	2
Storage	(9,000)	(11,452)	(2,452)	
Parking Fees	(66,000)	(65,458)	542	
Net fuel sales	(16,000)	(9,806)	6,194	
Recharges	(7,400)	(7,300)	100	
Other income (Launch hire)	(3,000)	(4,663)	(1,663)	
	(679,592)	(710,524)	(30,932)	
Direct costs				
Employee costs	133,204	136,874	3,670	
Premises costs	75,787	56,451	(19,337)	3
General Quay Maintenance	20,000	22,603	2,603	
General Building Maintenance	17,255	12,526	(4,729)	
Transport costs	4,300	3,035	(1,265)	
Supplies and services	30,909	24,925	(5,984)	
Consultants Fees	20,000	21,263	1,263	
	301,455	277,676	(23,779)	
OPERATING SURPLUS	(378,137)	(432,849)	(54,712)	
Central costs				
Central support services	129,504	146,743	17,239	4
NET (PROFIT)/LOSS	(248,633)	(286,106)	(37,473)	
Capital Charges	27,830	27,820	(10)	
Depreciation	55,643	59,211	3,568	
Interest on reserves	(7,926)	(424)	7,502	5
	75,547	86,607	11,060	
NET RESULT	(173,086)	(199,499)	(26,413)	
Contributions to Reserves:				
Dredging Reserve	30,000	20,000	(10,000)	
Quay Maintenance Reserve	109,086	168,509	59,423	
Building Maint Reserve	9,000	9,000	0	
General Reserve	10,000	10,000	0	
Contribution to bad debt reserve	15,000	0	(15,000)	
Total Contribution to reserves	173,086	207,509	34,423	

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Notes to the accounts

- 1 and 2. Rents and concessions and vessel fees achieved additional income than budgeted. This was mainly due to the additional temporary rents and usage from Bohlen & Doylen.
3. Premises costs were underspent, due to various utilities costs.
4. Central Support costs were overspent, due to the additional costs allocated relating to the capital project works.
5. The interest on reserves budget was reduced in 2015/2016 however interest levels have reduced again for the council overall. Therefore the interest credited to the Harbour accounts has also reduced in line with the interest the Council receives.



What's been happening?

Events

Once again we had a packed calendar of events including: Oyster Festival, Harbour Day, Water Ski Race, Oysterman Triathlon and Regatta. Attendance at all events was excellent with record numbers attending the Oyster Festival. The Harbour and Whitstable continues to receive high profile media coverage both locally, nationally and internationally.



Beach Huts

High occupancy rates continue to be maintained, with occasional vacancies being advertised locally and on www.canterbury.co.uk.



New Harbour Market

Following the successful completion to the replacement quay wall and the new entrance to the Harbour being completed, the Harbour Board were pleased to welcome the opening of the new Harbour Market. The market is being run by a local company, Artisan Collaboration. Extending the trading hours and bringing in opportunities for local schools and charities to trade, the harbour has had some excellent reviews.



Another great year-end result

The harbour returned yet another strong surplus of just over **£240,000**

Forthcoming Developments

Following the public consultation a significant amount of ideas were collected and will feed into any redevelopment proposals.

South Quay reconstruction and embarkation facilities

Works to reconstruct a new quay wall at the eastern end of the South Quay was completed on time and within budget in March 2016. Following successful completion of the major quay wall replacement work, improved embarkation facilities are proposed to facilitate day charter vessels, pilot launches, fishing and visiting leisure craft. Safer embarkation and loading will significantly improve the range of activities that the harbour could support in the future. Lease negotiations have also been carried out to allow an adjacent area adjacent on the East Quay to be used for improved harbour maintenance facilities.

It was anticipated that the project would commence in late spring 2016 but due to possible delays with the supply of specialist pontoons from Scandinavia, and lease negotiations on the East Quay Ballast Berth, it was decided to delay the project for construction over the quiet winter months ready for the next season.

For larger heritage vessels such as the Waverley and Balmoral, an area of the West Quay will be upgraded and set aside specifically set aside for the embarkation of heritage cruise vessels when Whitstable is included in their sailing schedules. The facility will include an area for coach drop off and collection with a demountable reception point and welfare facilities.

Fishermen's compound

Stakeholder consultations have been held with the Whitstable Harbour Fishermen's Association for a proposal to construct a container village within a dedicated area of the West Quay. The new facility will provide partially covered, secure working areas within the site, a davit crane on the quay edge for the safe unloading of catches, freezer and bait chilling units. It will also provide an improved linkage to the Harbour St and the existing fishermen's buildings on the North Head quay and the overall management of safety of harbour operations.

South Quay

The former Angling club has now become vacant and the existing fishermen's storage area in the former south quay warehouse can now be relocated to the new dedicated compound on the West. This will provide an exciting opportunity to investigate redevelopment opportunities within the predominantly leisure and tourist areas of the harbour.

CCC Maritime section is currently working on a revised quay reconstruction design based on a reduced quayside loading. Should this be technically feasible and economically cost effective, it will enable any development opportunities to proceed without consideration of combining new build works in conjunction with the quay replacement programme.

Parking

Opportunities to improve parking are currently being delivered through negotiations with the Bowling Centre, with further small sites becoming available with the relocation of existing chiller units on the south quay to the improved fishermen's facilities on the west quay.

As part of the quay reconstruction an improved linkage has also been created from the south quay through the harbour market, offering safe pedestrian access with parking at the adjacent Gorrell tank.

Webcam

A proposal to fit a full tilt and 30 times zoom to the high navigation mast adjacent to the harbour office is currently being investigated. The camera will offer live screening of daily harbour activities for interest, but could also be used in a set configuration to improve the management and safety at public events.

Due to the high viewing potential of coastal and harbour sites, the web based display has the potential to also offer links to other sites to solely promote harbour dependent or beneficial businesses.

The Future

What are the Harbour Board's key areas of interest and activity for the coming year?

- Completion and adoption by full Council of the Strategic Plan, and subsequent review of the Business Plan.
- Continue to consult with harbour users to understand how we can best meet their needs
- Develop a commercial plan to ensure that the future of the harbour is sound.
- The on-going maintenance programme for the Harbour to continue on schedule.
- Actively seeking external funding opportunities to enable new projects to be realized.
- If agreed by full Council, implement the zoning of the harbour and clearly set out a plan for each zone.
- Finalising a Harbour estate management plan setting out how the Harbour estate will be managed.
- Accessible embarkation facilities on the South Quay.

Key contact details

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Chairman Whitstable Harbour Board

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Key dates

Harbour Board

Friday 21 Oct 2016

Friday 20 Jan 2016

Friday 7 April 2017

Board meetings commence at 3pm and are held at Whitstable Castle.

Any individual is invited to attend and may speak on any matter related to the Harbour for three minutes provided 24 hour's notice is given to the Committee Administrator.