

## BARBICAN LANDING STAGE (BLS)

### 1. INTRODUCTION

- 1.1. This report sets out the proposed surrender of the lease between Plymouth City Council and The Cattewater Harbour Commissioners for a section of foreshore and fundus adjoining Commercial Wharf in the Cattewater Harbour.
- 1.2. This proposal will support the Councils commitment to ensuring safe access to our waters, and will protect the Council from future costs associated with the future maintenance and upkeep of the Barbican Landing Stage.
- 1.3. The proposal within this report supports the Councils values, specifically: -

**Democratic** – Plymouth is a place where people can have their say about what is important to them and where they are empowered to make change happen;

**Responsible** – We are responsible for our actions; we are accountable for their impact on others and the environment and expect others to do the same;

**Fair** – We will be honest and open in how we act. We will treat everyone with respect, champion fairness and create opportunities;

**Collaborative** – We will provide strong community leadership, working with residents, communities, and businesses to deliver our common ambition.

### 2. BACKGROUND

- 2.1. On 17<sup>th</sup> May 2008 the Council entered into a lease with The Cattewater Harbour Commissioners for a section of foreshore and fundus off Commercial Wharf, which also included the Barbican Landing Stage located within this area of fundus. The lease has a 99 year term. At the same time the Council undertook significant improvement works to the Landing Stage.
- 2.2. Cattewater Harbour Commissioners are a statutory port authority who exist by Act of Parliament as the navigation and conservancy authority for the Cattewater Harbour, as well as civil pilotage for the Port of Plymouth.
- 2.3. Under the lease the Council are responsible for the maintenance and safe operation of Barbican Landing Stage, with exception to a one section, which is operated and managed by The Cattewater Harbour Commissioners, supporting Cattewater Harbour Commissioners to undertake their statutory port responsibilities.
- 2.4. The Council charge for issuing licences to permit commercial operations/businesses to use the Landing Stage in delivering their business/services; these include tour vessels, water taxis and casual mooring.

### 3. CURRENT POSITION

- 3.1. There is an opportunity for the Council to surrender the current lease with The Cattewater Harbour Commissioners, which would see the Landing Stage transfer to The Cattewater Harbour Commissioners.
- 3.2. Undertaking this course of action would remove the Council from the financial risks associated with the current responsibilities to maintain the safe operation of the Landing Stage. Whilst the Council has continued to maintain the safe operation of the Landing Stage, as with any ageing asset the future maintenance requirements can be expected to increase. Surrendering the lease will protect the Council from future costs, investment requirements and all liabilities associated with operating a Landing Stage.
- 3.3. The Cattewater Harbour Authority has the required resources and expertise to maintain the continued safe operation of the Landing Stage, complementing their existing statutory functions and in supporting access to the water.
- 3.4. Authority is to be sought from the Cabinet Member consistent with the authority required for an asset disposal as the surrender is for nil consideration.

### 4. FINANCIAL IMPLICATIONS

- 4.1. The costs of operating and maintaining the Landing Stage currently exceed the income received from the licencing of operators to use the landing stage. In 2021/22 the Landing Stage generated £14,576 of income and incurred £24,328 in expenditure (£8,920 relating to maintenance); a net deficit of £9,752.
- 4.2. Whilst the Council has maintained the safe operation and use of the Landing Stage, there are additional, non-safety related, maintenance requirements that would help to maintain the longer term future of the asset. To undertake these works the Council would be required to allocate a planned preventative maintenance budget nearer £20k per annum, placing additional revenue pressures on the Council. Over the remainder of the lease term this would place significant revenue pressures on the Council.
- 4.3. As of 1<sup>st</sup> April 2022 the Landing stage has a net book value of £441,469.

### 5. RECOMMENDATION

- 5.1. It is the recommendation of this report to approve the surrender of the lease between Plymouth City Council and The Cattewater Harbour Authorities for the section of foreshore and fundus adjoining Commercial Wharf in the Cattewater Harbour.