

**MINUTES OF THE MEETING OF THE RIVER YEALM HARBOUR  
AUTHORITY HELD IN THE HARBOUR OFFICE ON FEBRUARY 19TH  
2015**

Members

* Mr D Drought – Chairman	* Mr M Mears	* Mr D Hussell
* Mr R Carter	* Mr A Matthews	* Mr D Southwood
* Mr A A Tubb	* Mr J A Leonard	@ Mrs S Cooper
* Mr P Fellows	@ Mr M J Oates	

\* Mr R Dearn – Harbour Master \* Mrs H Phillips  
*\*Denotes attendance @ Denotes apology for absence*

**13/15 MINUTES**

The minutes of the previous meeting were approved.

**14/15 MATTERS ARISING**

1a. Policies – Andrew Matthews considered the changes required to the policy document relating to outhauls, which also then have an effect on the rule book, and the following were suggested:

Policy 5.1ii. Residential and other qualifications:

“In the case of a licence for an outhaul, ownership of the property from which the outhaul runs shall satisfy the residential qualifications requirement.”  
was added at the end.

Policy 5.4 Changing mooring class:

“This policy shall not apply where the mooring class in question is an outhaul.”

Was added at the end.

Policy 5.9 Waiting List and allocation of new licences

“(other than outhauls)” was added to the title. 5.9i was amended to read:  
“New applicants who satisfy the residential qualifications requirement shall be listed in order of the date of receipt of their written application and payment of any required fee. A note shall be kept of the classes of mooring applied for.”

Policy 8.2 Laying and Security of Moorings.

The second sentence was amended to read:

“Each mooring, excluding outhauls, is to be marked with a buoy showing clearly the number of the berth.”

The amended date for the policy to read 19-02-2015.

1b. The rule book was amended to read:

Issue 5: Adopted by resolution of the Authority on 19<sup>th</sup> February 2015.

Rule 3.3 was amended to;

“For outhaul moorings ownership of the property in question is sufficient.”

Was added at the end.

Rule 3.5, was amended to read,

“With effect from 25<sup>th</sup> February 2010 a licensee is limited to one mooring, excluding licenced out hauls.”

Rule 4 was amended to read,

“They are to be of the concrete clump type and marked with a buoy (except for out hauls) showing the number of the mooring (policy 8.2).

Dermot Drought proposed that we accept these changes and it was unanimously agreed.

Copies of the amendments attached.

2. Bridgend Quay: David Southwood was asked to look into various things concerning Bridgend Quay. After the storms of last year it was discovered that it wasn't insured, and the question of Possessory Title needs to be looked into. Having looked through the report from C. Matthews a solicitor with Gard and Co. and in consultation with a third independent party, David pointed out that there is no question of ownership of the fundus, as we currently pay rent to the Crown for this. Our lease states that we have to maintain the quay and should we relinquish it we should leave it in the same state as it was originally.

Further research should be done to see if we can find any documentation regarding when we started to use it and its original state. It was recommended that we do not seek Possessory Title, as we currently have an insurable interest because we hold a “tenant improvement status.”

In respect of the insurance, David Back our broker from Blue Fin insurance, told us that the loss adjustor suggested a rebuild figure of 1 million pounds, in the unlikely event of the quay being completely destroyed. We have asked for various quotations from him and will report back at the next meeting.

## **15/15 CORRESPONDENCE**

1. Mooring Holder – the residency status of a mooring holder was questioned and they were asked to provide evidence of residency. The required evidence was produced thus satisfying the authorities' requirements.
2. Planning: a property holder at the Malthouses at Bridgend has plans to develop the area around his house to include a covered walkway which would slightly overhang the river. We were passed this information from our representative from the Crown Estates, no formal planning permission has been sent as yet. It was felt that even though the overhang is very small, we need to remain consistent in our approach, and similar requests have been turned down in the past. We should therefore notify them that as tenants we would object to this proposal.
3. A land owner at Wide View is proposing improvements to his quay. This would add support to the currently collapsing bank and subsequent footpath. This request was forwarded to us by Trinity House. It was agreed that we would not object to this.

## **16/15 FINANCIAL REPORTS**

Profit and Loss report

Having now sent out the bulk of the invoices, we can see that currently our annual Harbour dues are down 11% on last year, which would be about right when we reduced our charges by 10%. The licence fees are as expected.

Overheads: - Harbour Launch account shows a minus figure of (£269.65) which was the fuel rebate claimed for last year. The repair and maintenance account included £340 for installing new smoke alarms, £200 to P Carter for helping to remove the boat off the beach that had gone adrift, and £80 for mooring buoy maintenance.

### **Balance sheet**

1. The balances of the accounts to date are: Santander Current Account £91,306, Santander Reserve account £24,621 and the Barclays 10 day notice account £87,233.

### **Cash flow**

The income for January was slightly up on projected at £65,979, with people settling their accounts quicker than last year. January and February figures have therefore been adjusted down slightly to take account of this. The fuel rebate figure has been put in the Harbour launch account as opposed to previously being shown in the income section. This can now be reclaimed on an annual basis as it is exceeding the amount minimum amount of £250.

## **17/15 HARBOUR MASTER'S REPORT**

- 23/01 - Elyse Evans from the RNLI came to view the site for the Life Jacket boxes. They have agreed to supply 12 lockers which are currently on order. We will have to build a framework to contain them, four high and three across. Concerns were voiced over their use, by whom and for how long. We will have to see how it works out and it may be necessary to introduce a time limit.
- 03/02 – the damaged dinghy at the Brook has now been removed.
- 05/02 – chains on the hammerhead of the pontoon at Yealm steps were further shortened to reduce excessive movement. – 3m on the upstream and 2m on the downstream.
- Mooring Holders Elections – There are four candidates standing this time. An advert was placed in the Western Morning News on the 14<sup>th</sup> February, and notices were placed on the boards at the Yacht Club and Parish Notice Boards.
- 17/02 - Insurance – David Southwood and HM met with David Back, from Blue Fin Insurance. Our insurance figures will mainly be the same as last year with minor changes to turnover figures and the wages bill. Bridgend quay issues have been covered earlier. David Back also advised that it would be a good idea to have an independent health and safety assessment carried out and could obtain a quotation from someone within their office. A quotation from a local firm is being obtained.
- A request was received from the daughter of a deceased mooring holder in respect of her mother who wished to retain the mooring. The authority agreed to this.
- John Challenor has given the authority a painting by Frank Faint showing a view across the river at Bridgend to the Malthouse. A letter of thanks will be sent to him and it is now hanging on the wall in the office.

## **18/15 PARISH COUNCIL LIAISON**

Wembury – Care should be taken with the phone supplied with defibrillators as the handset was not robust enough for the one in Wembury and had to be replaced. Nothing further has been heard about the suggestion of putting one at the Harbour Office.

Brixton – absent.

Newton & Noss – Nothing.

Yealmpton – Nothing.

#### **19/15 CHAIRMAN'S COMMENTS**

Nothing to add

#### **20/15 AOB**

Nothing

#### **21/15 DATE OF NEXT MEETING**

The next meeting of the Harbour Authority will be held on **Thursday 19<sup>th</sup> March 2015** in the Harbour Office at 6.00 p.m.

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**Chairman**