

REPORT TO: ECONOMIC DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE ON 20 APRIL 2010

SUBJECT: REVENUE BUDGET 2010/2011 – HARBOUR MAINTENANCE

BY: DIRECTOR OF ENVIRONMENTAL SERVICES

1. REASON FOR REPORT

1.1 The Committee is asked to approve the Revenue Budget Programme for 2010/2011 Harbour Maintenance.

1.2 This report is submitted to Committee in terms of the Council's Administrative Scheme relating to the functions of the Council in regards to the maintenance of harbours.

2. RECOMMENDATION

2.1 The Committee is asked to approve the Revenue Budget 2010/2011 Harbour maintenance as detailed in Appendix 1 of this report.

3. BACKGROUND

3.1 The Council is responsible for maintaining the harbours at Buckie, Burghead, Cullen, Findochty, Hopeman and Portknockie.

3.2 Reference is made to the allocation of funds approved at the Special Meeting of Moray Council on 10 February 2010.

3.3 Current legislation requires the Council to annually audit the Port Marine Safety Code for the harbours and £4,000 is included for this work by a specialist consultant. Previous audits have been carried out annually and the results have been generally satisfactory. Several items were raised in the 2009/2010 audit and action will be taken to address these within the existing budget provision.

3.4 Considerable problems continue to be encountered with the mooring systems at Findochty, Cullen and Portknockie pontoons. Again, as in previous years emergency repairs were carried out in 2009/2010 and further reactive repairs are anticipated in 2010/2011. Failure to respond in future could result in claims against the Council resulting from boat damage (especially at Findochty) after storms and the pontoon mooring replacement by a system of vertical piles has been proposed but is not in the current 5 year plan. Until funding becomes available, repairs will be required on a reactive basis due to the age and type of the installation.

3.5 It is proposed that the works of essential safety related maintenance and dredging continue at the 2 commercial and 4 recreational harbours at the locations shown in **Appendix 1**. No dredging is proposed at the recreational

ports of Cullen, Findochty, Hopeman and Portknockie due to budget constraints and this may have an affect on serviceability of the harbours.

- 3.6 The Scottish Water Authority now require this Council to carry out extensive plumbing works at the harbours to meet current by-law standards. Provision of £10,000 has been included for this work.
- 3.7 Members are reminded of the severe financial restrictions being placed on this programme of works and are asked to appreciate that Officers have, through necessity, suggested the priority of works on the basis of engineering judgement and safety issues before those derived from public requests. A list of Reserve Works is included in **Appendix 2** totalling £476,430. Replacement works are shown on the Capital Reserve list (**Appendix 3**) which totals £2,724,175.
- 3.8 Members should note that if a request is received from the public or the Harbour Advisory Committee for additional works during the course of the financial year, then any scheme would require to be introduced by substitution. Consideration would also be given to its engineering priority. A further report on the harbour asset and the effect of the extensive backlog of works is in preparation, and will be presented to a future Committee.

4. SUMMARY OF IMPLICATIONS

(a) Single Outcome Agreement/Service Improvement Plan

The report encompasses the main aims of the Economic Development programme by maintaining existing harbour facilities for residents, visitors, businesses and workers. Progress during 2009/2010 in accordance with the Council's agreed Corporate Plan targets, a report on progress made during 2008/2009 is as follows:

General operation of the 6 harbours was audited by an external marine consultant under the Port Marine Safety Code.

Ship based dredging was carried out at Buckie, Findochty and Burghead harbours. However, there is still a considerable backlog of dredging work (due to budget remaining static for 15 years) at each of the 6 harbours and this will not be cleared by the existing limited provision. Priority will be given to dredging at Buckie and Burghead within the existing budget provision since these are commercial ports. A substantial backlog of sand has now accumulated at the approaches to Burghead and this will restrict access for vessels further. Consequently it is proposed to allocate £20,000 from the repairs budget to dredging. No dredging is proposed at Cullen, Findochty, Portknockie or Hopeman due to budget constraints.

Essential, safety related maintenance works such as pilot boat maintenance, ladder repairs, diving inspections, pressure grouting of voids, pontoon repairs and urgent quay undermining repairs – were carried out from harbour maintenance and repairs budget. The general repairs and dredging budget (including work to pontoons) has not increased for 15 years and as a result, emergency or storm damage repairs are being carried out in place of planned maintenance. This reduces the funds available for essential planned maintenance and could result in structured failure which would require greater expenditure at some time in the future.

Current Northern Lighthouse Board procedures require the average availability of navigation lights to be reported to the Committee annually. During the past year the combined average availability of navigation lights at the 6 ports was 99.3% which is within the Northern Lighthouse Board's guidelines. The ports sensitivity was not affected.

Demolition of Buckie Ice House (which is owned by a private company) was completed in April 2009.

(a) Policy and legal

Provision of harbours is a statutory duty. As a Harbour Authority, the Council has a statutory duty to maintain them under Port Marine Safety Code.

(b) Resources (Financial, Risks, Staffing and Property)

The level of revenue funding available is £148, 175 for repairs and £70,000 for dredging, totalling £218, 175 and a programme has been prepared to be accommodated within these amounts.

All inspection, design and supervision work will be carried out by existing staff except when specialist qualifications are required (such as diving inspections). In such cases a suitably experienced and qualified person requires to be employed.

(c) Consultations

Lorraine Paisey, Principal Accountant has been consulted and is in agreement with the financial implications.

Alasdair McEachan, Principal Solicitor (Commercial & Conveyancing) has been consulted and is in agreement with this report.

The Harbour Advisory Committees of Buckie, Cullen, Findochty, Portknockie, Burghead and Hopeman have been advised of the proposals at their meetings.

5. CONCLUSIONS

- 5.1 That the Committee considers the recommendations set out in Section 2 with regard to maintaining the harbours at Buckie, Burghead, Cullen, Findochty, Hopeman and Portknockie.**

Author of Report: Keith Stratton, Engineer

Background Papers: None

Ref:

Designation: Director of Environmental Services Name: Robert A Stewart

Harbour Maintenance Budget 2010/11

Harbour	Description	Budget
Buckie	General maintenance	£19,500
	Diving inspection	£6,000
	Cargo shed maintenance	£500
	CCTV maintenance	£500
	Ladder maintenance	£1,000
	Pilot boat maintenance	£4,000
	Fishmarket maintenance	£500
	North West Pier - Inner face of basin 4 concrete repair	£5,000
	North Pier Jetty inner face - Concrete repair	£9,000
	Upgrade weighbridge equipment	£2,500
	North Pier - Outer face berm repair	£6,000
	£54,500	
Burghead	General maintenance	£10,000
	Diving inspection	£3,000
	Pilot boat maintenance	£2,000
	£15,000	
Cullen	General maintenance	£2,000
	Pontoon maintenance	£2,000
	North Pier - Remove beacon	£3,000
	North Pier - Landward end outer face underpin lockwork at MHWS	£2,500
	West Pier - At outside face of roundhead concrete repairs	£3,000
	North Pier - Fill voids at missing blockwork to revetment base	£4,000
	£16,500	
Findochty	General maintenance	£4,000
	Pontoon maintenance	£4,000
	Diving inspection	£2,500
	£10,500	
Hopeman	General maintenance	£4,000
	Pontoon maintenance	£500
	£4,500	
Portknockie	General maintenance	£3,000
	Pontoon maintenance	£1,500
	Diving inspection	£2,500
	£7,000	
Other	Dredging	£90,000
	Port Marine Safety Code Review	£4,000
	Miscellaneous - Electrical Inspections	£2,000
	Oil pollution	£2,000
	Contingencies	£2,175
	Scottish Water Authority – works to meet current bylaws	£10,000
	TOTAL	£218,175
	BUDGET	£218,175

Harbour Reserve List of Maintenance Works at March 2010

	Description	Estimate
Buckie	At FMA Area - Remove and dispose of rubbish	£17,500
	North West Pier outside face opposite Pier No.3 - Concrete repairs	£11,000
	North Pier Jetty outside face - Concrete repair	£4,500
	North West Pier inner face opposite basin 1 - Concrete repairs	£10,000
	Fishmarket Quay at western end - Concrete repairs	£4,000
	West Pier - Reface inner face of parapet	£16,500
	North West Pier outer face of basin 1 - Concrete repairs	£6,500
	Pier No.2 at pierhead - Remove redundant electricity cable	£1,000
Burghead	North Pier - Pressure grout at lighthouse	£13,000
	North Pier - Pointing below cope near spending beach	£4,500
	North Pier Lighthouse - Painting	£7,500
	South Pier - Surfacing	£30,000
	South Pier - Toe rail replacement	£30,000
	Middle Pier - Slipway replacement	£27,500
	Ragged Rock - Pointing	£7,500
	Middle Pier - Point south face	£5,500
	North Pier - Pointing at Spending beach	£3,000
	Church Road - Resurface in HRA	£4,680
	North Pier - Undermining below MLWS	£5,500
	South Pier - Repair subsidence at outfall	£3,500
	North Quay - Pointing to face of quay below MLWS	£5,500
	North Pier - Repair surface erosion	£2,750
South Pier - Repair 3no cavities	£7,500	
Cullen	Middle Pier inner face - Repair spalled joints	£5,500
	Middle Pier inner face - Concrete repairs	£4,500
	West Pier - Pressure grout deck	£10,000
	West Pier outface of pier - Concrete repair	£3,250
	North Pier inner face - Concrete repair	£5,500
	North Pier inner face of pierhead - Concrete repair	£4,500
	North Pier pierhead - Concrete repair at bed level	£5,500
	North Pier outface of pier head - pressure grouting	£3,250
	West Pier inner face - Pointing at seaward end	£5,500
	Spending Beach Wall - Pointing	£3,250
Findochty	West Pier at pierhead - Pressure Grouting at end of pier	£17,500
	Main Street Quay - Concrete repair	£4,000
	Sterlochy Pier - Concrete repairs to cavities	£15,000
	West Pier - Concrete repair to undermining	£7,000
	East Pier - Repair steps	£8,250
	West Pier - Repair to spalling joint	£1,250
	West Pier - Repair to cavity at joint	£2,000
	West Pier - Repair abrasion	£1,250
	West Pier at pierhead - Repair to spalling	£2,250
	West Pier at pierhead - Repair to bagwork berm	£3,500
	Main Street Quay - Repair to abrasion	£1,250
	Middle Pier - Concrete repair to undermining	£5,500
	East Pier - Repair to spalling	£1,250
Remove 2no. electrical supply cabinets	£1,250	
Hopeman	South Pier north face - Concrete repair	£4,000
	South Pier - Point masonry at hammerhead	£6,500

	South Pier east face - Concrete repairs below MLWS SE corner	£3,500
	West Pier inner face - Concrete repairs	£6,000
	Middle Pier west face - Concrete undermining repairs	£6,000
	North Pier - Inner face low level repairs	£11,000
	East Pier Steps - Repairs to steps	£11,000
	East Pier near steps - Concrete repair	£2,500
Portknockie		
	North Pier - Inner face parapet wall pointing	£7,500
	MacDonald Pier - Pressure grout deck	£10,000
	Entrance Jetty - Outer face parapet joint repairs	£5,000
	Breakwater - Concrete repair to outer face and deck	£20,000
	North Pier Jetty - Inner face concrete repairs	£5,500
	North Pier outer face of parapet - Repair spalled joints	£5,500
	Entrance Jetty - East face concrete repair to undermining	£6,500
	North Pier Jetty - Pressure grout	£10,000
	Replace Pontoon anchor chains	£5,000
	Total identified in reserve list	£476,430

Harbour Identified Improvement Works at March 2010

	Description	Estimate
Buckie	Handrail extensions to ladders	£39,750
	No.2 Pier - Deck Replacement	£55,000
	North Pier - Inner face of jetty concrete repair	£65,000
	North West Pier - Inner face of basin 4 concrete repair at 2no locations	£60,000
	North Pier outside face of parapet near rock armour - Reface	£52,500
	Removal of timber jetty	£65,000
	At rear of Harbour Office - Demolition of sheds	£27,500
Burghead	South Pier - Cathodic protection	£103,150
	Spending Beach - Reinststate rip rap protection	£45,000
	North Pier jetty - Concrete encasing of bearing piles	£82,500
	South Pier - Reface in front of sheet piles	£525,000
	North Pier - Cathodic protection	£65,675
	Handrail extensions to ladders	£14,250
	Middle Pier - Toe rails	£30,000
	Boatyard - Dyke construction	£5,500
	Boatyard - Rip rap protection	£22,500
	Middle Pier - Remove rock outcrops at slipway	£4,000
	North Pier - Replace decking opposite south pier	£11,000
	Replace red and green navigation lights	£10,000
Cullen	Seatown corner - Reface at piles	£32,500
	Handrail extensions to ladders	£7,500
	Pontoons - Replace chains with piles	£65,000
	Middle Pier - Replace toe rails	£34,125
Findochty	Pontoons - Install 4no. additional fingers	£20,000
	Install security gates at 3no. Pontoons	£7,500
	Provide water supply to middle pontoon	£4,500
	Pontoons - Replace pontoon fixing chains with piles	£300,000
	Handrail extensions to ladders	£15,375
	At Slipway - Improve Lighting	£1,000
	Add timber fender to east berth of west pontoon	£2,000
	West Pier - Cathodic protection to sheet piles	£31,450
	Pontoons - Replace all 3 sets of guide rails	£12,000
East Pier - Cathodic protection to sheet piles	£12,025	
Hopeman	South Pier - Inner face refacing	£152,625
	West Pier - Toe rails	£45,000
	East Pier - Toe rails	£30,000
	Middle Pier - Toe rails	£60,000
	Handrail extensions to ladders	£20,250
	South Pier - Replace railing	£2,750
	Middle Pier pierhead - Reface (Ph3)	£16,500
	East Pier - Replace red leading lights	£6,000
	South Pier Steps - Install railing at steps	£2,250
	Middle Pier NW corner - Reface (Ph2)	£16,500
Portknockie	Entrance Jetty at head of jetty - Concrete repair and reface	£55,000
	Middle Pier - Replace pontoon fixing chains with piles	£125,000
	North Pier - Inner face concrete works below MLWS	£150,000
	North Pier - At pontoons reface over 20m	£80,000
	Breakwater - Concrete repairs at head of pier	£45,000
	Handrail extensions to ladders	£10,500

MacDonald Pier - New slipway	£40,000
Inner Basin - Replace road culverts	£7,500
North Pier - Replace pontoon guide rails	£12,000
Middle Pier - Ladder replacement	£7,500
North Pier - Ladder replacement	£4,000
Slipway - Protect bank from erosion south of slipway	£7,500
Total identified in reserve list	£2,690,175