

MOUSEHOLE HARBOUR AUTHORITY

ANNUAL REVIEW 2012-2013

1. INTRODUCTION

This has been a relatively quiet year for the harbour with no major incidents. No changes of personnel occurred during the year. Toward the end of the year, the harbour office suffered water damage due to leaks in the rook and clock tower. Builders were called in and scaffolding erected in an attempt to remedy the situation. The cost for these repairs will not appear on the books until 2013. The process of transferring the ownership and management of the two public toilets to the Harbour Authority from Cornwall Council made very slow progress and both toilets remained in the hands of the council at the end of the year.

2. PERSONNEL

2.1. Harbour Master

Edwin Madron was re-elected as Harbour Master at the AGM in March

2.2. Treasurer

Charles Law was re-elected as Treasurer at the AGM in March

2.3. Secretary

Charles Law was re-elected as Secretary at the AGM in March

2.4. Chairman

Dudley Penrose was re-elected as Chairman at the AGM in March

2.5. Vice-Chairman

Andy Crawford was re-elected as Vice Chairman at the AGM in March

2.6. Commissioners

COMMISSIONERS AS OF JANUARY 2013

Dudley Penrose (Chairman)

Andy Crawford (vice-Chairman)

Alan Johns

Ben Marshall

Stuart Purnell

Royden Paynter

Paul Gillchrest

Geoff Pappin

David Cotton

Harry Pender

TOTAL = 10 commissioners

2.7. Honorariums

The commissioners remain unpaid. The posts of Harbour Master, Treasurer and Secretary's honorarium of £3,000 per annum were reviewed at the AGM and were increased as follows: Harbour Master = £4,000.00 per annum. Secretary & Treasurer = £3,500.00 per annum respectively These are paid quarterly in arrears.

3. COMMISSIONERS' MEETINGS

3.1. General

Meetings were held on the following occasions:

08 February, 2012

20 March, 2012

29 May, 2012

07 August, 2012

29 October, 2012

11 December, 2012

This is above the guidelines which recommend approximately 6 meetings a year. The meetings held adequately kept pace with harbour business

3.2. Annual General Meeting

The Annual General Meeting was held on 20th March, 2012. It was not possible to hold the AGM any earlier due to delays in receipt of the approved accounts from the accountants

4. MOORINGS

4.1. Capacity

The Harbour Master considers that the harbour remains full with 74 moorings allocated and a waiting list of local boat owners seeking a mooring.

4.2. Qualifying conditions

It remains a precondition for allocation of a mooring that the person be resident in Mousehole. Moorings are not transferrable.

4.3. Fees

It was agreed at the AGM in March, 2012 that the mooring fees would remain at their present level. This level is extremely low compared with most other harbours and is not strictly in compliance with the Guidance issued to Trust Ports by the government. However, it is in keeping with our strategy of assisting the community as much as possible and we are fortunate for a small harbour that we have significant income from our car parks which we can use to maintain the harbour. This allows us to keep the mooring fees at a very low level.

4.4. Maintenance

As reported last year, the heavy anchor chain carrying all the small both moorings was showing signs of distress. This was duly replaced before the baulks were raised for the summer. Little maintenance was required on the piers. As mentioned in the introduction, the harbour office suffered considerable water ingress in November during heavy rain from the South East. Our designated builders, Symons Construction were called in, scaffolding erected and repairs effected in time for the scaffolding to be removed before the switch on of the Christmas lights.

5. BAULKS

5.1. Deployment

Baulks were lifted on 10th March, 2012 and replaced on 17th November, 2012. As usual, the majority of craft were removed from the water and stored on the hard under the supervision of the Harbour Master

5.2. Crane Operations

Penzance Crane Hire was used for the raising & lowering of the baulks. No problems were reported.

5.3. Baulk Repairs

As is normal practice, the baulks were individually inspected as they were raised in March. Those in need of repair were identified and these were repaired during the summer.

6. CAR PARKS

6.1. Operation

Attendants remain as those used last year. Roy Smith runs the North car Park whilst Paul Dormer runs the South car park. Mr. Smith's bookkeeping was again inconsistent. He has indicated that he will retire at the end of the 2013 season.

6.2. Attendants' payments schedule

Attendants' returns on tickets remained at 25%. This year the attendants were again given an end of season bonus comprising of 25% of the honesty box takings during the summer months (when the baulks are up), split evenly between them. This cost an additional £709.24 (c.f. £744.50 last year)

6.3. Ticket prices

Daily tickets remain at £3.00 per day. Weekly tickets are £15.00 per week. Annual season tickets are £75.00. It is anticipated that these will not change in the coming year.

6.4. Income

Income from the car parks was up on the previous year (see separate summary of accounts). Income from the Honesty Boxes was down by £1592.00

7. SCHEDULE OF EVENTS

During the year, the following events were held on harbour property with approval/support from the commissioners:

- a) Bi-annual Sea, Salts & Sails Festival
- b) Annual Carnival
- c) Annual Rowing Regatta
- d) Outdoor concerts by Mousehole Male Voice Choir (x 3)
- e) RNLI fair
- f) Blessing of the lifeboat
- g) Firework displays on Nov 5th and December 31st

8. RENTAL INCOME

8.1. Barber shop

Teri Cape continues to be a good tenant, paying rent of £10.00 per week monthly in advance by standing order. This is for her beauty salon on premises shared with her father, Robbie Cape, who is a long standing tenant as the 'harbour barber'. He continues to pay rent at £500.00 per annum.

8.2. Public toilets

Until this year, the Council had run two public toilets in Mousehole, one near the South Car Park which was wholly owned by the council and only open during the season. The other, on the North Pier is owned by the Harbour Authority but has been run by the council up until now. Last. Year, the council announced that they would no longer be running these toilets and asked for volunteers to take over the obligation. The Harbour Authority agreed to do this and it had been assumed that the transfer would have taken place by the end of 2012.

However, this has proved to be a long winded process and both toilets remain in the hands of Cornwall Council.

The latest plans are as follows:

- a) North Pier toilets. These belong to the Harbour Authority but have been run by the council for many years. It has now been agreed that the Council will undertake a major refurbishment of these premises to bring them up to a reasonable standard and then hand them over to the Harbour Authority
- b) South Pier (Gurnick St) toilets. These belong to the Council but they have agreed to lease them to the Harbour Authority for a peppercorn rent. The legal papers for this are now complete.
- c) Handover. We have now proposed to the Council that they retain both toilets for the time being until refurbishment of the North Pier Toilets is complete. They would then hand both of them over to the Harbour Authority simultaneously. They have also 'promised' to provide a grant toward running costs of the toilets of approx £10,000 per annum for at least two years.

8.3. Telescopes

Viking telescopes continue to pay £100 per annum for siting two pay telescopes on Harbour property

9. AIDS TO NAVIGATION

9.1. General

The digital navigation lights installed on the North Pier continued to work almost perfectly with less than 1% downtime reported. The system passed its annual conformity inspection by Trinity House as usual.

10. HEALTH & SAFETY

10.1. Lifting Equipment

Arrangements were made for the annual inspection and testing of the fish box davits on both quays. These davits belong to the harbour authority and we accept responsibility for ensuring that they are fit for purpose.

The quay ladders were inspected by R.Johns Fabrication of Newlyn and found satisfactory.

11. HARBOUR REPAIRS & MAINTENANCE

11.1. Pier Maintenance

No significant maintenance to the piers was undertaken during the year.

11.2. Property Maintenance

As reported previously, the Harbour Offices suffered some water ingress during the year, necessitating considerable repairs by Symons construction. The costs incurred were £3156.42 but these will appear on the 2013 books as the bill has only just been received.

11.3. Beach & Harbour Maintenance

As per usual, we added some 25 tons of sand to the beach to maintain a high standard. Both manual and mechanical means of beach cleaning were employed throughout the season to maintain a high standard of cleanliness.

12. RECORD KEEPING

12.1. Historical Records

No further documents were transferred to County records. The Penlee House Museum continued to hold the Joe Trewavas VC accounts book on loan with the loan being renewed in November, 2011

13. DONATIONS

13.1. Strategy

Donations of £250.00 per display were made to Chris Cass toward the cost of the harbour firework display held on Guy Fawkes and on New Year's Eve. Both displays were excellent.

14. ACCOUNTS

14.1. Approved Accounts

The raw accounts for the year 2012 were presented to R.T. Berryman & Son for preparation & approval in January 2013. These were finalised and returned on 4th April and are available for public scrutiny upon request.

14.2. Extracts

Highlights of the accounts as presented by the accountants were as follows:

	<u>2012</u>	<u>2011</u>
Income	£72,162.67	£67,361.67
Expenditure	£37,408.63	£38,740.97
Net Surplus	£34,754.04	£28,620.70
Car Park Revenue	£67,732.44	£63,713.95
Interest Earned	£1,499.73	£766.17

14.3. Statement of funds

Extracted from the formal accounts

<u>2012</u>	<u>2011</u>
£352,091.93	£317,337.89

14.4. Extraordinary items

There were no extraordinary items of expenditure during the year.

15. FUTURE STRATEGY

15.1. General policies

We do not feel that it necessary or appropriate for the Commissioners to set 'targets' as proposed in some quarters. Our general policy is to put our best endeavours into running the harbour for the benefit of the community of Mousehole, including regular users of the harbour and holiday-makers. We do not set out intentionally to make a profit, although we are fortunate in doing so in most years. We see no need to change this strategy in the immediate future.

15.2. Future expenditure

We are in the fortunate position of being able to fund most foreseeable items of expenditure, barring a major catastrophe such as the collapse of either of the piers. We will continue to spend money on maintaining the piers and harbour as necessary, with improvements where appropriate. We will also continue to spend money on maintaining the beach for the benefit of local families and holidaymakers. The bill for this comes to over £5,000 per annum and includes the import of sand and regular beach cleaning.

Looking toward 2013, expenditure will be higher than in 2012, due to expenditure on the public conveniences as previously mentioned.

As far as donations to worthy causes are concerned, we will continue to review this strategy annually and may well make individual donations as appropriate.

15.3. F.L.A.G

In September, in addition to the regular commissioners meetings, a special meeting was called in order to receive a presentation from Chris Ranford of the Fisheries Local Action Group (FLAG). Chris is based in Newlyn and is empowered to assist local fishing communities to seek financial assistance (provided by the EU) to help with projects deemed beneficial to local fishermen/communities.

As a consequence of the meeting, the commissioners asked Chris to look into the possibilities of seeking funding (which can be around 60%) for the following four projects:

- a) A mechanised fish handling crane to be installed on the North Pier
- b) A cool store for short term catch storage on the North Pier
- c) Creation of a harbour web site
- d) Conversion of the South Toilets (currently owned by the council) to include a 'pay shower' for visiting yachtsmen and a unisex toilet cubicle.

After a couple of false starts, some progress was made, although the paperwork was quite daunting. At year end, the biggest problem seemed to be getting quotes for the work prior to the February deadline.

***Charles Law, Secretary to Mousehole Harbour Commissioners.
April 2013***