



## SCHEDULE OF RATES AND DUES AT COMHAIRLE PIERS AND HARBOURS 2014/2015

Report by Director of Technical Services

**PURPOSE OF REPORT** To seek approval of a revised Schedule of Rates and Dues at Comhairle piers and harbours 2014/2015 and proposed mitigation measures for the non-payment of dues.

### COMPETENCE

- 1.1 There are no equalities or other constraints to the recommendations being implemented. The Comhairle is empowered to levy dues under Section 26 (2) of the Harbours Act 1964 and Sections 25-33 of the Harbours, Docks and Piers (Clauses) Act 1847. Any financial implications will be subject to the approval of the Comhairle's 2014/15 Budget.

### SUMMARY

- 2.1 In accordance with the agreement that there should be an annual review of the Schedule of Rates and Dues at Comhairle piers and harbours, the Report seeks consideration of a new scale of dues to be applied from 1 April 2014 and that an increase of 5% be levied on all sections of the Schedule of Rates and Dues as agreed in the Budget Setting process 2013/15.
- 2.2 It is proposed that an increase of 3.3%, being the Retail Price Index (RPI) at August 2013, be applied to all sections of the Schedule of Rates and Dues except for Section 1 B2 Fishing vessels under 24m waterline length Annual Composition Rates as detailed in the Appendix to the Report.
- 2.3 It is also proposed to revise the Schedule at Section 1A 6,7 and 8 related to Commercial Charter and Dive Vessels to align the dues charged with other commercially operated vessels and Section 1D related to Private Leisure Craft to align Comhairle dues with other similar port authorities.
- 2.4 A final proposal is the introduction of a wharfage charge specifically for farmed salmon landed at a rate of £5 per tonne and for Smolts at £2 per thousand.
- 2.5 As agreed by the Comhairle in June 2013, a review of measures to further minimise the risk of non-payment of dues was undertaken by the Marine Operations Section and as a result it is proposed that the following be introduced:-
- an online payment facility for harbour dues;
  - a harbour disk, to be displayed on the vessels paying composition dues; and
  - piloting CCTV at Ardveenish Harbour

### RECOMMENDATION

- 3.1 **It is recommended that the Comhairle agree the revised Schedule of Rates and Dues appended to the Report, being the scale of charges to be applied to the Comhairle's piers and harbours with effect from 1 April 2014, subject to approval of the Comhairle's 2014/15 Budget.**

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Appendix: Proposed Schedule of Rates and Dues 2014/15  
Background Papers: Report to Transportation and Infrastructure Committee 6 February 2013  
Report to Transportation and Infrastructure Committee 5 June 2013

## BACKGROUND

- 4.1 The Comhairle is empowered to levy dues under Section 26 (2) of the Harbours Act 1964 and Sections 25-33 of the Harbours, Docks and Piers (Clauses) Act 1847. The Schedule of Rates and Dues at Comhairle piers and harbours are reviewed annually as part of the Comhairle's Budget Setting process.
- 4.2 The Fisheries Joint Consultative Committee (FJCC) on 26 April 2013 requested that a Report be brought to the Transportation and Infrastructure Committee on the collection of dues. Particular areas of concern were visiting yachts, local leisure users and visiting fishing vessels. It was further agreed by the Comhairle on 13 June 2013 that a review of measures to further minimise the risk of non-payment of dues be undertaken. A review was undertaken by the Marine Operations Section, and it is proposed to introduce new measures as outlined in Section 7 of the Report.

## COMMERCIAL (LOCAL DAY TRIP) CHARTER AND DIVE VESSELS

- 4.2 Section 1A of the Schedule was reviewed taking into consideration the current charges in comparison with other Sections of the Schedule and also in comparison with neighbouring Harbour Authorities. It was identified that the Comhairle dues were significantly lower in comparison with other commercially operated vessels and other Port Authorities. At the time of writing it was anticipated that consultation meetings would take place with local charter/dive companies in January and a verbal update will be given at Committee.

## PRIVATE LEISURE CRAFT

- 5.1 A review of Section 1D of the Schedule compared current charges with neighbouring Harbour Authorities and as a result it was identified that Comhairle charges were not particularly well aligned. The proposed revised pricing structure is fair and reasonable and designed to be clear, easy to understand and easy to administer.
- 5.2 The table below gives a comparison of current rates for vessels in this Section against neighbouring authorities and demonstrates that Comhairle rates are considerably less than neighbouring port authorities.

Vessel size	Cnes 6 month	High 6 month	Cmal 6 month	Cnes Annual	High Annual	Cmal Annual
5m	£63.30	£93	£154.70	£89	£138	£238
6m	£75.96	£105	£154.70	£106.80	£155	£238
7m	£88.62	£110	£154.70	£124.60	£164	£238
8m	£101.28	£124	£154.70	£142.40	£183	£238
9m	£113.94	£136	£154.70	£160.20	£203	£238
10m	£126.60	£138	£232.05	£178.00	£209	£357
11m	£139.26	£200	£232.05	£195.80	£300	£357
12m	£151.92	£261	£232.05	£213.60	£389	£357
13m	£164.58	£320	£232.05	£231.40	£479	£357
14m	£177.24	£383	£232.05	£249.20	£569	£357
14m+	£12.66p/m	£58/m	£232.05	£17.80/m	£86/m	£357

- 5.3 It is proposed to replace the 'per metre' charge currently applied to a more specific charge for each size of vessel and that the '8 week' visitor pass be changed to a month pass price, dependent on the size of vessel instead of a flat rate as at present.
- 5.4 It is further proposed that Section 1 related to Single Port Visits be changed to align Comhairle harbour charges with neighbouring port authorities. The table below gives a comparison of current rates for vessels in this Section (Single Port Visits) against neighbouring authorities. The proposed new charge removes the 'per 7 day' rate and replaces it with a 'per night' rate.

<b>Vessel size</b>	<b>Cnes 7 days</b>	<b>High 2 days</b>	<b>Cmal Per day</b>
5m	£4.80	£8.25	£12.00
6m	£5.76	£11.00	£12.00
7m	£6.72	£13.20	£12.00
8m	£7.68	£13.20	£12.00
9m	£8.64	£13.20	£12.00
10m	£12.70	£15.40	£18.00
11m	£13.97	£16.50	£18.00
12m	£15.24	£17.60	£18.00
13m	£16.51	£18.70	£18.00
14m	£17.78	£19.80	£18.00
14m+	£1.59/m	£1.40/m	£18.00

- 5.5 The review highlighted that there was no provision for visiting vessels to pay in instances whereby they did not use a pier or other shore based facility. It is therefore proposed that any vessel anchoring within a Comhairle Harbour area be charged at 75% of the standard harbour dues.
- 5.6 An additional paragraph has also been added to the Schedule to allow a short stay of up to a maximum of 4 hours between 0800 and 1800 which will be subject to a charge of £5 (excl. VAT) irrespective of length of vessel.

#### **WHARFAGE ON FARMED SALMON**

- 6.1 It is proposed to introduce a wharfage charge specifically for farmed salmon landed at a rate of £5 per tonne and for Smolts at £2 per thousand. While the majority of salmon is now transported via well boats there is still a small percentage that is landed at Comhairle piers and this charge seeks to capture payment for this sector.

#### **MITIGATION MEASURES - NON PAYMENT OF DUES**

##### **Online Payments**

- 7.1 The Marine Operations Section in liaison with the Comhairle's IT Section have provided access to a Harbours Section on the Comhairle's online payment system. This will enable harbour dues to be paid online and make it easier for regular users and hopefully address the issue of non-payment by visiting vessels.
- 7.2 In addition, new signage will be made available at all Comhairle harbours, which traditionally receive visiting leisure craft with directions to the Comhairle website for online payment. The proposed change in the Schedule of at Section 1D related to Private Leisure Craft enforces the level of dues that are required to be paid.

##### **Harbour Users Disk**

- 7.3 It is proposed to introduce a harbour user's disk which will be distributed to all users paying composition dues. This will be along the lines of a Car Tax Disk and will be required to be displayed on all vessels.
- 7.4 The introduction of the disk will allow for easier identification of payers and non-payers of dues by Marine Operation staff and will hopefully encourage all users to pay and have a valid disk. It is proposed that the disks will be colour coded to differentiate between annual and six month composition dues.

## **CCTV Pilot**

- 7.5 Concerns were raised by the FJCC in relation to visiting fishing vessels at Ardveenish Harbour arriving late at night and leaving early morning, and therefore avoiding the payment of harbour dues. The Marine Operations Section is currently investigating, in collaboration with Technical Services Architects, the viability of installing a CCTV system at Ardveenish. It is anticipated that by the time of the meeting an electrical contractor will have undertaken initial investigative work and a verbal update will be given at the Committee.