

## Polperro Harbour Trustees (PHT)

### Plan for the Harbour

Version 0 October 2020

#### Introduction

This rolling plan for the Harbour covers the main activities for the medium term; up to 5 years. The plan is formally reviewed and updated annually. All timelines assume that work is not impeded by COVID-19 restrictions so there may be delays if this is not the case. The plan timings also assume that additional support can be provided by members of the community. If this is not forthcoming it will be prioritised and some activities delayed to later years.

#### Objectives of PHT

1. Promote the Harbour as a safe and enjoyable place to work and visit
2. Preserve the heritage of the historic fishing port
3. Support the retention and growth of commercial fishing

#### Summary of activities in the plan

##### General

#### **1. PHT Governance**

Full review of the requirements of the Ports Good Governance Guide (PGGG) with the governance set out in the 1894 Polperro Harbour Act and subsequent Harbour Revision Orders (HRO). Decide whether HRO is needed and set budget / timelines. *Review by Trustees June 2021*

#### **2. Health, Safety, Security and Environment**

Update risk assessments annually. Assess compliance with the relevant sections of the Port Marine Safety Code by end 2020 and establish working relationship with partner Port Authority by June 2021. Develop new Environmental policy for the Harbour by end 2021. *Review by the Trustees at each monthly meeting.*

#### **3. Maintenance and Repair**

The plan is to progressively bring the Harbour up to a standard that will enable PHT to move to full planned, preventative maintenance commencing 2023. *Annual Review by Trustees each September.*

#### **4. Finance**

Progressively review and update the Finance procedures completing by June 2022. Establish calendar for renewal of major contracts (e.g. Insurance) and lettings by end March 2021. *Review by the Trustees at each monthly meeting.*

#### **5. Fundraising**

Establish a sub-committee to focus on fundraising. Develop the first plan of activities by March 2021. *Review by the Trustees at each monthly meeting.*

Establish sub-committee to focus on Grant Applications for input into project list by June 2021. *Review by the Trustees at each monthly meeting.*

## **6. Promotion, Marketing & Communications**

Review of options and activities for the Harbour to recommend priorities and establish a plan and resource requirements. *Review and Trustees decision by June 2021, Plan fully operational by end 2021*

### **Major Projects**

#### **7. Outer Pier**

Major repairs are required to this structure with a preliminary cost estimate of £350,000. Approvals required include Listed building consent and MMO (Marine Management Organisation) consents. Sources of Grant funding will need to be identified and applied for. The initial targets are to achieve funding and planning consent in 2021 so that works can commence in 2022.

#### **8. Relocation of the ice plant and forklifts to the main Quay**

The objective of this project is to improve logistics and safety for the commercial fishing boats. In doing so this could also attract more commercial vessels to use the Harbour. Subject to Brexit outcomes there may be opportunities to add vessels to the UK fleet. There may also be infrastructure grants available for these types of activities. The plan is to progress with an initial design and costing for review by the Trustees mid 2021.

#### **9. Refurbishment and different use of the Fish Market**

The relocation of forklifts and ice plant (project 8) would create space for alternative uses of the Fish market. Initial ideas include a lobster hatchery, craft workshop or retail space. The plan is to use 2021 to identify further possibilities, conduct a feasibility study so that we are in a position to progress full scoping and planning works in 2022 should project 8 proceed.

### **Other Projects**

#### **10. Refurbishment of the Fish market roof**

Some local residents have been requested to submit their proposals to refurbish the fish market roof. It will remain an alcohol-free area for the public to enjoy the views over the harbour. The plan is to complete the work by mid 2021.

#### **11. Additional mooring buoys in the outer harbour**

We are looking into the provision of another two moorings for visiting yachts to cover summer peak times. The timing is yet to be decided as it is pending review of the recent HSE directive to change the moorings inspection regime.

#### **12. Provision of additional Kayak / Paddleboard storage**

We are currently checking whether there is sufficient need for more storage. If so, this will be provided before the end of 2021.

#### **13. Repairs to the concrete passenger piers on the beach**

The plan is to maintain in 2020/1 and refurbish in 2022

#### **14. Vessel maintenance and repair area**

It is proposed to construct a hardstanding in the main harbour. This will be an area for vessel owners to anti-foul, paint etc. The plan is to install the hardstanding before end 2021

#### **15. Teglios stores**

In 2021 we will review the use of the stores and recommend what improvements are needed. Subsequent works will be scheduled for 2022/3

#### **16. Mawdsleys Room**

Following the decision not to convert this room into holiday cottage the plan is to retain this as the harbour office. Some refurbishment work is required that will be done during 2021.

Plan by location			
Area	Activity	Date decide	Date complete
Outer harbour	? Additional buoys	End 2020	
	Annual inspection of moorings	Not applicable	Every April?
Beach / Outer Platts	? anything?		
PoW pier	Major repairs	Mid 2021	End 2022
Gate / Winch room area	Annual maintenance only?	Not applicable	Every April?
	More Kayak storage ?	?	?
Main Quay	Relocate ice plant and forklifts?	End 2021	End 2022
	Steps for tripper boats – maintenance only?		
Old Quay	Repoint and spring clean ?	End 2020	April 2021
Area outside Blue Peter	Formal agreement ?	?	
Stores next to fish market	Existing wet fish stall?		

	Convert one to fridge room if ice plant moves to main quay ?	End 2021	
	Alternative uses		
Fishmarket roof	Upgrade as community area	End 2020	June 2021
Fishmarket	Investigate alternative uses (lobster hatchery, retail, craft workshop etc) – links to decision about relocating forklifts & ice plant	End 2021	End 2022
Inner harbour	Vessel Maintenance area at the top end of the harbour	Mid 2021	Mid 2022
Museum	5 year plan from the Museum ?		
Museum café	When does current agreement end?		
Teglios stores	Sub-divide into smaller units ?		
Mawdsleys room	Upgrade? as harbour office review option to convert to rental property?		
East Wharf stores	Maintenance only ?		
Fuel tank & system	Maintenance only		
General	Annual spring clean		
<b>Plan by Activity</b>			
Area	Activity	Date decide	Date complete
PHT general	PGGG compliance / By-laws / Harbour Revision order	Mid 2021	End 2022



