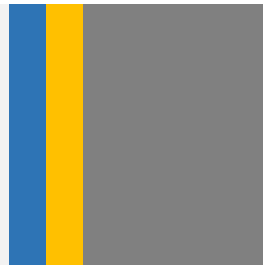


**The Yarmouth (Isle of Wight) Harbour Commissioners**  
**Minutes of the Annual General Meeting of**  
**The Yarmouth Harbour Commissioners**  
**Held at CHOYD**  
**On Tuesday 20 June 2023 at 17:30 hours**



PRESENT	Ms S Turvill (Chairman) Mr B Mitchell (Vice-Chairman) Mrs G Kennett Mr B Sollars	Mr T Adams (Chief Executive/Harbour Master)  Mrs A Kyle Mr J Clarke
IN ATTENDANCE	Mrs L Bridges Mr J Gallimore Mr M Bryan	Miss M Wells Mr S Neill
APOLOGIES	Mr M Giraudon	Mr G Davies
PERSONS PRESENT	M Bryan R Chandler A Sollars T Padfield P Scott M Paterson J Houghton	S Mence J Whitehead M Thorpe P Padfield D Fox A Paterson

**Action**

**Chairman’s Introduction**

- 172/23 Chairman Sarah Turvill welcomed and thanked members of the public for attending this AGM.
- 174/23 The Chairman gave thanks to retired Commissioner Don Tregear who came to the end of his 2 term tenure on the 31 May 2023.
- 175/23 New Commissioner Jamie Clarke, who joined the Commissioners on the 1 June this year was introduced to the meeting.

**Apologies for Absence**

- 176/23 Apologies tendered as noted above.

**Commissioners’ Declarations of Interest**

- 177/23 As per the Register. Nothing further to declare.
- 178/23 The Chairman added that a public record of all Commissioners declarations of interests is held by the Admin Manager and available to view on request.

**Minutes of the Annual General Meeting held on 10 June 2022**

- 179/23 The contents of the Minutes of the Annual General Meeting held on 10 June 2022 were noted.
- 180/23 The Chairman advised that AGM minutes are published on the Yarmouth Harbour website, for anyone wishing to view them.

## Presentation of the Annual Report and Accounts for the year ending 31 December 2022

181/23 The Chairman introduced the presentation of the accounts for the year ending 31 December 2022, which was given by the Chief Executive, Mr Tim Adams.

182/23 As well as providing information on income and expenditure, The Chief Executive's presentation highlighted various areas of interest, including:

- A video of a busy day at the harbour entrance
- An explanation of the structure of the YHC Commissioners and employees and their responsibilities
- A thorough explanation of what a Trust Port is and how one should operate
- Ports Good Governance Guidance
- Open Port Duty
- Legislation – The Harbour Revision Order (HRO) is currently under review to modernise the legislation
- General Directions – these are also under review
- Stakeholder contribution to the harbour and how funds are reinvested into the port
- Safety regulations and regulatory bodies relevant to the Harbours operation
- Risk identification and mitigation by way of risk assessment and strategic planning
- Identification of company liabilities
- The harbour's strategy – this is a live document with input from employees, Commissioners, stakeholders, audits and committees.
- Profit target set at £264k with an explanation of how this figure was set
- Berth utilisation explained in graph format showing income and boat number trends, showing 54.1% utilisation in 2022
- Overnight capacity in 2022 was 84.8%
- How the market research conducted by the harbour team at regular intervals, informs pricing structures for annual moorings, visitor berths and fuel
- Incident reporting and its importance for the safe management of the harbour
- Planned Maintenance System – YHC's new Maintenance Manager is assisting in the planning for the future as far ahead as 2052
- Updated Major Capital Expenditure long term plan
- Income charts from 2012 - 2022
- Harbour works - detail of the following projects that have taken / will take place were explained by the CEO;
  - The breakwater project – an ongoing project with 8 bays a year scheduled to be replaced
  - Pink pontoon replacement is now complete.
  - Waiting pontoons either side of the bridge now complete
  - South of the bridge improvements to the walk ashore berths is now complete
  - Water Lodges – these are now in place, furnished and are being marketed on AirBnB.
  - The new website has reached 46,000 visits to it which is a significant increase on visits to the old website.
- Community support:
  - School talks
  - Flood planning
  - Support to local events such as the Sea Shanties Festival
  - Tattinger Regatta
  - Yacht Club support
  - Yarmouth Sailing Club are issued free moorings for community vessels

- West Wight Sports Centre – Solent Swim
- Yarmouth Town Council – attendance at council meetings
- Support for CHOYD with funding requests
- Yarmouth Carnival Committee
- NCI Needles Coastwatch
- What's next:
  - Looking into electric charging of cars and boats
  - Solar panels and ways to store energy generated for use by the Harbour elsewhere

183/23 The CEO concluded his presentation by informing those present how they can have a voice and give input via the following;

- their YHAC representative
- YHC staff – including requesting a meeting with the CEO
- Commissioners
- Submitting an incident/compliment/comment form
- At the AGM
- At an informal public meeting

#### **Questions taken from the floor**

184/23 Question one:

Charges for visitor moorings: is there any sense of what the market would bear in terms of increases?

The CEO referred to the 2007/2008 credit crunch when there was little impact to visitor traffic at the harbour. The CEO explained that so long as rates are deemed to be fair that his experience is that berth holders are comfortable with small inflationary rises. YHC has no shareholders so the aim to keep increases minimal.

185/23 Question two:

Will you ever look to charge mooring holders additional electricity fees as other Harbours do?

The CEO explained that currently the Harbour is locked into an energy deal until 2024 which has meant there has been no need to pass on any additional energy costs. Annual rates increased by 7% for 2023 when inflation was over 10% and this was because energy rises incorporated into inflation were removed by the Harbour to keep the increase as low as possible. As previously mentioned the harbour is looking into more ways to generate, store and use power which is aimed at keeping costs down.

186/23 Question three:

The Water Lodges were a substantial capital cost – how long is the payback period, and are there plans for more and what is the crossover point when the loss of the moorings has impact?

The CEO explained the two water Lodges are a trial, with good resale value if needed. Based on a 50% capacity the payback period is 7-8 years. The life of the lodges as an asset is estimated to be 10 years before major refurbishment / replacement.

187/23 Question Four:

Did you consider wind and tide as possible energy sources?

Yes – however wind is extremely noisy. However these may be areas to look into in further depth in the future.

188/23 Question five:

Of all the major liabilities what worries you the most?

The IOW Council Pension Scheme was the top worry, but as reported that liability has now ceased.

Fire is the biggest concern from a safety point of view. Thermal imaging cameras are installed with alerts at any sign of raised temperatures mitigating the risk to a degree, but in the event a fire takes hold it has the potential to be catastrophic to the Harbour. Oil Spill and Fire drills are exercised regularly by all employees.

**Chairman's Summary**

189/23 In summary, the Chairman thanked the CEO, the Deputy Harbour Master and the entire team for their continued hard work and commitment. It is important that stakeholders also retain an interest in the harbour and thanked the audience again for coming to this AGM. Finally the Chairperson thanked her fellow Commissioners for their time, commitment, advice and dedication to the Harbour.

190/23 There being no further business the Chairman thanked members of the public for attending, and declared the meeting closed at 6:25pm hours.