



Tobermory Harbour Association EGM & Project Presentation

Monday 13th August 2018

Aros Hall, Tobermory

7.30pm-8.30pm

Itinerary

- A brief history of THA achievements
- Phase 6 update
- Aros Park Development update
- Buying the pontoons, Solum of Ledaig carpark & boat park.
- EGM – to present and vote on the proposed changes to the Company's Articles of Association (i.e. the Constitution).
- History of Ledaig carpark – End of THA Business
- Open discussion on parking



1983

Tobermory Harbour & Fairways Committee formed

1985

1st visitor moorings installed

1991

Approvals obtained to create clear fairway

1996

Ledaig park completed. Based on our committees' report and recommendations.

1999

Moorings reorganised and new visitor moorings 1st staff were employed

2001

Small landing stage added, landscaping and 5 compounds added for local businesses to hire

2004

Small landing stage replaced by 20 berth pontoons and visitor numbers doubled

2006

THA help develop new sewage system, water quality throughout the bay now transformed

2008

Taigh Solais Opens providing showers, toilets, laundry facilities, as well as rentable office and exhibition space

2011

THA take exhibition space inhouse and open our own Marine Visitor Centre

2014

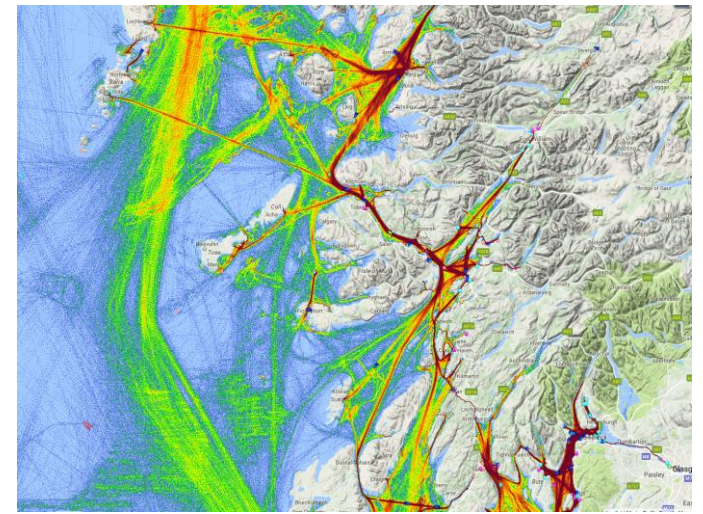
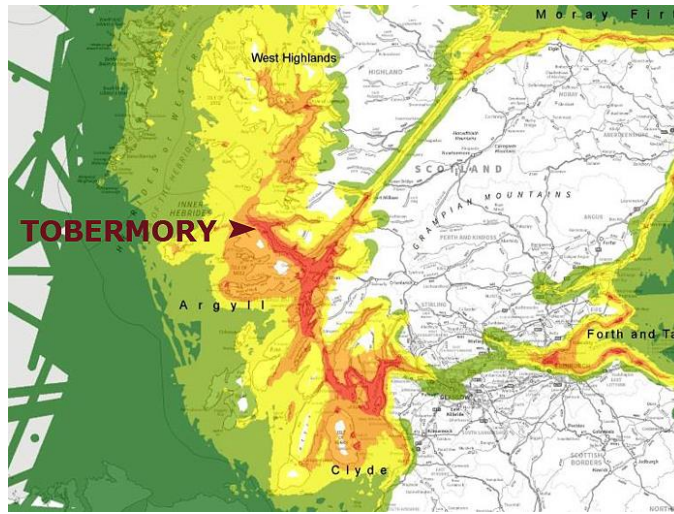
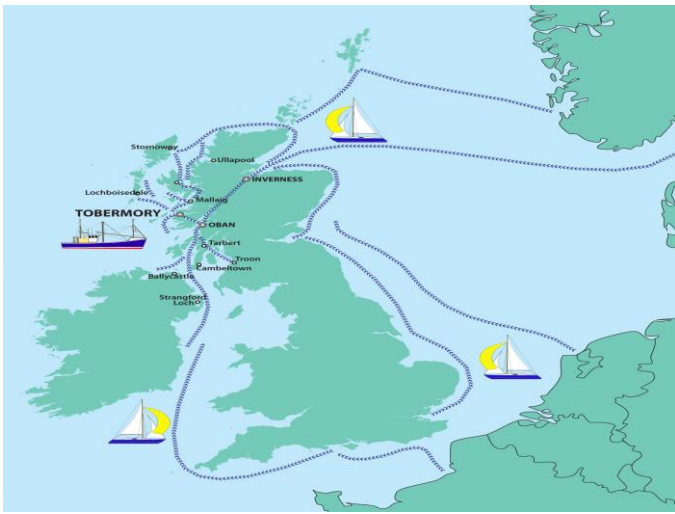
Mull Aquarium concept devised. opened its doors in Mar 2015 as Europe's first catch and release aquarium

2015

Costal Communities projects included; 8 new moorings installed, new shelters, costal Path constructed, boatpark developed

2017

Harbour Empowerment order approved. Appointed new harbour master. Passenger landing pontoon added to separate out cruise ship passengers



PHASE 6 DRIVERS & PROBLEMS

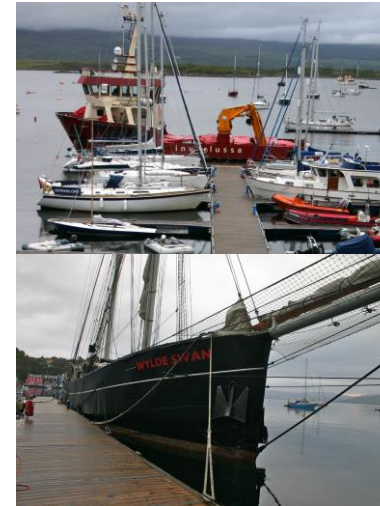
LACK OF ALONGSIDE BERTHING



ADVERSE WEATHER



BIGGER BOATS



RESTRICTED SLIPWAY





PHASE 6 DRIVERS SOLUTIONS

OPTION 1
SOLID PIER
ATTENUATOR
SLIP
£7.5M

OPTION 2
LANDING PIER
ATTENUATOR
SLIP
£4.5M

OPTION 3
DRIVE DOWN
DOCK
ATTENUATOR SLIP
£2.6M

Phase 6 update





Forestry Commission Scotland (FCS) have been in discussions with the THA for several years regarding the transfer of the pier and associated buildings at Aros Park to the THA.

Feasibility work carried out in 2016/17 (funded by the Scottish Land Fund) found strong local support for community ownership and the restoration of these assets.

A feasibility study, carried out by MKA Economics estimated that the development could bring in a *potential 1.5m for the local economy, and could help safeguard another 28 jobs in the area's tourism economy.*

MKA's ambitious recommendations for renovation and development were beyond the current capacity of the THA, we could not evidence a plan for development to the SLF, the project was therefore put on hold.

Aros Park Update





Mar 2018

A THA sub group met with FSC who were still keen for us to proceed.

SLF stated they would welcome a Stage 2 application if supported by a realistic business plan – even if development takes place over several years.



April – July 2018

Issues around Articles of Association were resolved to fit with SLF criteria

New community consultation took place with 70% overall support for the purchase.

THA decide to go ahead with SLF application with an open ended development plan.



August 2018

Submitted 2nd stage application to SLF

Land valued at £55K
SLF will cover 95%

Tonight's meeting to approve new articles of association.

Sept 18 – March 19:

If 2nd stage approved, then legal work will progress to transfer ownership.

Aros Park Update



Purchase of the Pontoons



- This is the buying back of all the Tobermory Pontoons.
- At present owned by the Crown Estate
- Run by the THA under a complex management and prior charge agreement. Lease runs until 2057
- Scottish land fund (SLF) could fund up to 95% of the purchase price.

Buying the Pontoons & Solum



Why do we want to Purchase the Pontoons?

- Each year we pay the Crown Estate a prior charge (rent) and a share of the profits.
- We currently have to maintain and replace the assets
 - Pontoons are over 10 years old (*2007 for the 1st extension, 2011 extension of hammerhead*)
 - They require yearly maintenance and now reaching the stage where elements have to be upgraded.
- Insurance: As a Harbour Authority our element of Risk has increased.
- Staffing costs to manage and maintain the pontoons and ensure safety.

Benefits of Purchasing the Pontoons?

By purchasing this asset we will make considerable savings. This will create;

- 1x FTE new permanent staff position (instead of seasonal position)
- Training and development of existing staff to satisfy our statutory obligations now we are a harbour authority.
- Paying for the maintenance and upgrade of facilities.
- Administration costs involved in maintaining asset register.

Buying the Pontoons & Solum



Purchase of the Solum



- This is the purchase from Crown Estate Scotland of the old seabed under the Ledaig car park & boatpark. (area in orange opposite)
- This land is leased to A&B council, who own and manage the carpark
- THA sub-let a small section of this land from A&B council and have built the boatpark on top.

Buying the Pontoons & Solum



Why do we want to Purchase the Solum?

- This will make the THA the landlord of Argyll and Bute Council who run and will continue to run and maintain the carpark.
- To simplify the complex sub-let arrangement with the boatpark. A&B council may be willing to give us the complete ownership.
- A&B council subsidised the Taigh Solais toilets under a service agreement, which included winter opening –
 - 2009-2014 - £9,900 per annum
 - 2014-2017 - £8,000 per annum
 - 2018 – £0
- A&B no longer subsidise the Toilets. There is no business case for keeping the toilets opened during the winter months as we make a loss during this time.

Benefits of Purchasing the Solum?

- THA will receive a rental from A&B council for carpark estimated at least £1,900 p.a.
- Save the £361p.a. for sub-letting the boat park
- Rental income may offset the loss of council funding on toilets.
- This would be a 2nd hand subsidy allowing us to continue providing the community with this public facility all year round.
- If the council implement car parking charges, we as landlords, could increase the rent accordingly. This income could be used for direct community benefit.

Buying the Pontoons & Solum



What next?



Buying Pontoons & Solum



Extraordinary General Meeting



The EGM will start now

Only members can vote in this part of the meeting!

See Mary:

Apply for membership

or

if you have a proxy vote instruction on behalf of someone else.

Main points are:

- The membership was unduly complex and not totally open to all
- These changes are to bring the THA in line with the latest thinking by the Scottish Government and by Funders on the Governance and conduct of Community Companies
- The Community is now specified and includes all from the North of Mull. Specifically, postal code areas PA72, PA73, PA74, PA75
- Categories of membership have been re-defined – non residents can become members but do not have voting rights.
- All the complex categories of Directors from Stakeholder Groups to formally Constituted Groups has been stripped out.
- The term ‘stakeholder director’ will now cease to exist and the new term ‘member director’ will be used from now on.
- The number of directors (now referred to as ‘member directors’) have changed from 10 to 9, Executive Directors have increased from 2 to 3.
- The secretary must now maintain a register of Directors Interests

Changes to the Articles



Discussions?

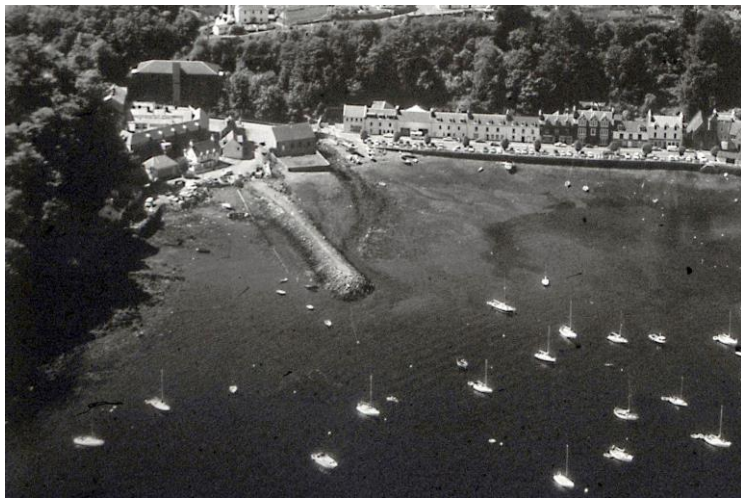
The Vote!

Changes to the Articles

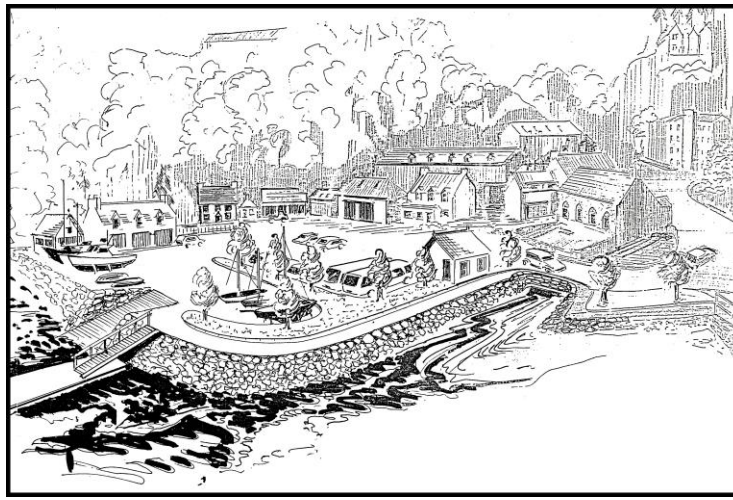


End of Tobermory Harbour Business

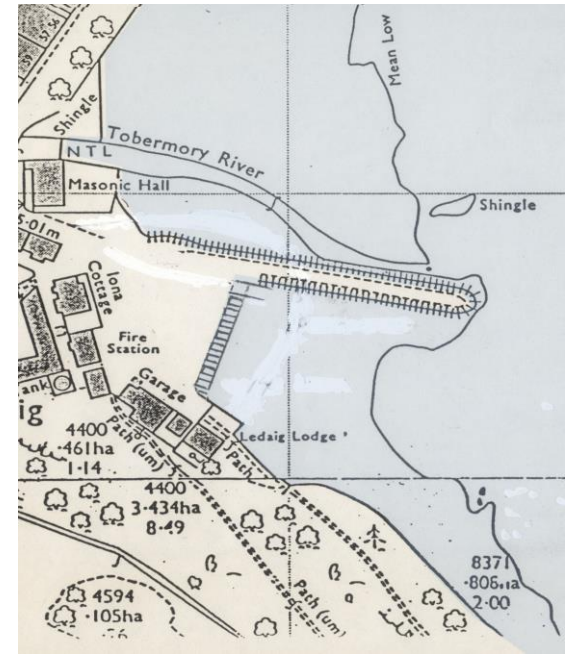




1979



1987/88

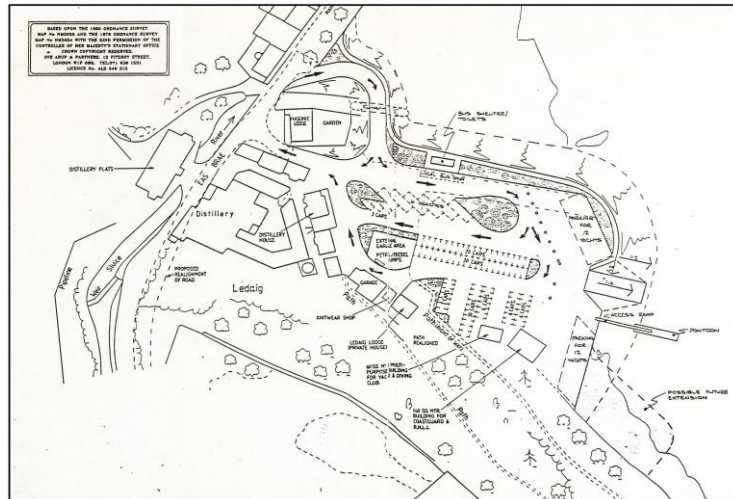


1990

LEDAIG

HISTORY

1991



2004



2014



