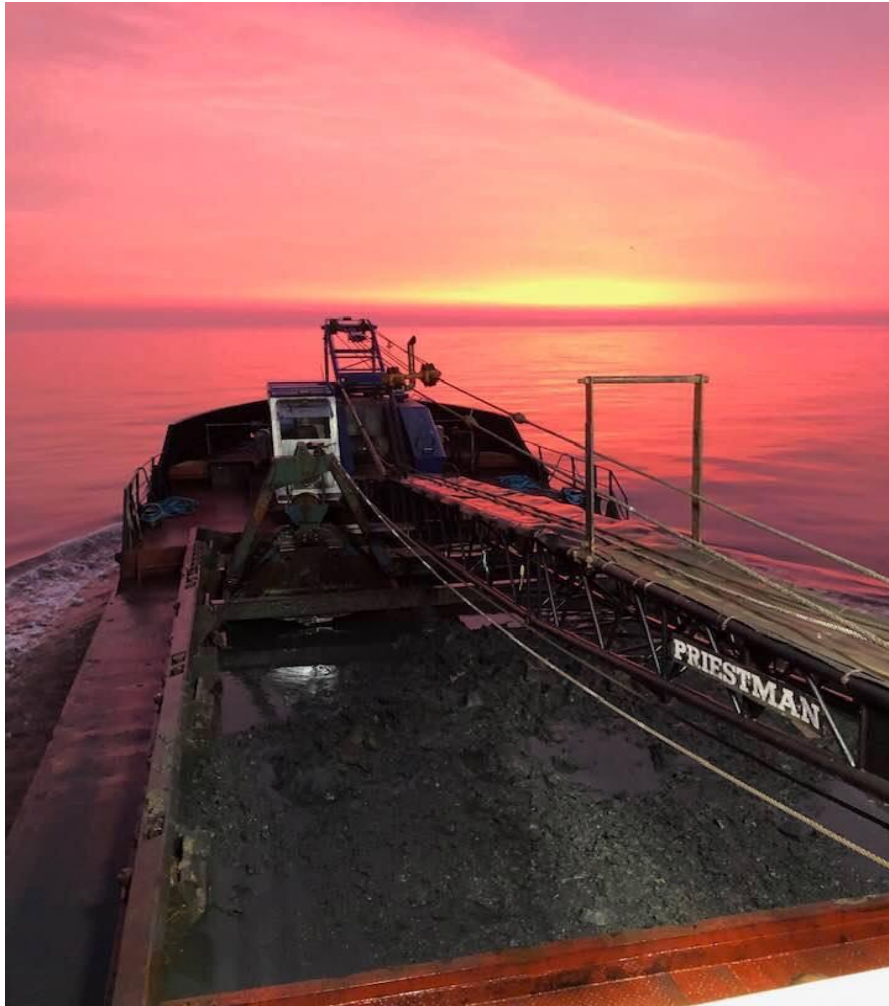


Whitstable Harbour Annual Report 2019



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Cover image:

Heading East from Whitstable Harbour at daybreak on the MV Mannin during the 2019 annual maintenance dredge in April.

Message from the Chairman



It is with much pleasure that I present the Chairman's report for 2019. So very much has changed after a year out so to speak. Unfortunately Robert Jones stood down as a councillor at the last election and the board should thank him for his calming influence during his tenure. The elections in May saw many changes within Canterbury City Council and these can be seen reflected in the makeup of the present board.

The board now comprises of independent members Sue Budden, Paul Moore and Peter Steen as before, George Caffery and Chris Cornell both Labour of Gorrell Ward, Michael Dixey (Liberal) of Northgate Ward, Neil Baker (Conservative) representing Tankerton, Ian Thomas (Conservative) Swalecliffe, Dan Watkins (Conservative) Greenhill and myself (Conservative) Chestfield.

A new departure is the naming of Reserves at the Annual Meeting of the Council in May of each year. These are Conservatives Ashley Clark, Colin Spooner both Seasalter, Robert Thomas, Chartham. For Labour it is Valerie Kenny of Gorrell and Connie Nolan of Barton. The Board also have a new lead officer, Lisa Fillery, the council's Director Finance & Procurement. Welcome all and the early signs are that this board has the same aspirations of its predecessors and I am hopeful that the electorate notices very little difference in operations.

I would like to highlight one or two things that are more fully dealt with elsewhere in the report. Firstly, the South Quay shed. After what seems an awfully long time in the planning, progress in reshaping the building is moving positively forward. Be ready for the next spurt at the end of this summer season. The way in which the floating pontoon operates will be evaluated at the end of this season and a report brought before the board to decide the way ahead. There is no doubt it is proving to be an asset. Harbour Development Manager, John Davison and his team must take a lot of credit for this. The dredging regime continues to be a success.

The excellent work of the Harbour Team and volunteers, under the leadership of Mike Wier has ensured a compliant, safe environment for vendors and fishermen to operate in and the public to visit especially for two of the main events, Oyster Festival and Harbour Day. Whilst the weather was against the Festival, the Harbour Day was an unqualified success with a superb atmosphere permeating throughout the whole area. We must congratulate Whitstable Maritime Trust for their hard work.

So, there is a sample of the work being done and some of the successes from the past year. There were many others! This does not mean that the Board is complacent. Indeed, it is showing its willingness to be progressive in its thinking and continuing to demonstrate the harbour as an eclectic experience for the benefit of the people of Whitstable.

Pat Todd. Chairman, Whitstable Harbour Board.

Management of the harbour

Whitstable Harbour is owned by Canterbury City Council. Since 2003 it has been directed by a board of both councillors and independent members. Canterbury City Council is the Statutory Harbour Authority, and it delegates a variety of matters to the harbour board.

Alongside the board there are a variety of specialist council officers helping to run the harbour. These include the harbour staff on the ground and dedicated supporting officers from a range of services across the council. Some of these officers are listed in the key contacts at the end of this report.

Duties of the Whitstable Harbour Board

As the board is a committee of the council, its terms of reference are defined in the Council's constitution. Broadly speaking, the Council asks the board to act on its behalf with regard to various pieces of maritime and harbour-specific legislation and to provide strategic direction in all matters.

The board must make its decisions and recommendations in line with council policies including the Whitstable Harbour Strategic Plan. Its main objective is to ensure the harbour is financially self-sustaining while having due regard to:

1. The changing needs of the marine sector and others with an interest in the port activities of Whitstable Harbour.
2. The interest of the local community in the running of the harbour.
3. The contribution which the harbour makes to the economic well being of the area through both direct and secondary employment and purchasing.

Membership of the Harbour Board

There are 10 board members. Seven are Canterbury City Council district councillors and three are independent members. The councillors are selected by full council and the independent members are co-opted following a competitive recruitment process. Cllr Robert Jones was Chairman of the board until May 2019. Cllr Pat Todd was appointed Chairman for 2019/20, following the City Council elections in May 2019.

Objectives

The board's strategic aim as set out in the Strategic Plan remains unchanged - to develop Whitstable Harbour into a thriving and successful harbour for its stakeholders and the community of Whitstable as a whole. To achieve this aim it has set down the following objectives:

- To ensure the harbour is financially self-sustaining
- To meet the ambitions of the local community and support the local economy
- To maintain and develop the harbour's infrastructure and environs
- To maintain a working harbour, support the local fishing industry

Public involvement with the board

The board holds formal meetings five times a year to which the public are invited to observe or speak on the items discussed there. At the beginning of each meeting, 15 minutes is set aside for the public to ask questions on matters not covered by the formal agenda. Once a year the board also presents its report to the annual meeting of the harbour, a public meeting to which all are invited to attend.

In addition to the routine cycle of meetings, the public is invited to participate in consultations as they occur to help inform decision making. This might be in the form of making written submissions, attending stakeholder events and contributing to online consultations.

The public is also welcome to contact ward councillors or any other member of the board. Their contact details are available online at democracy.canterbury.gov.uk. You can also contact democracy@canterbury.gov.uk.

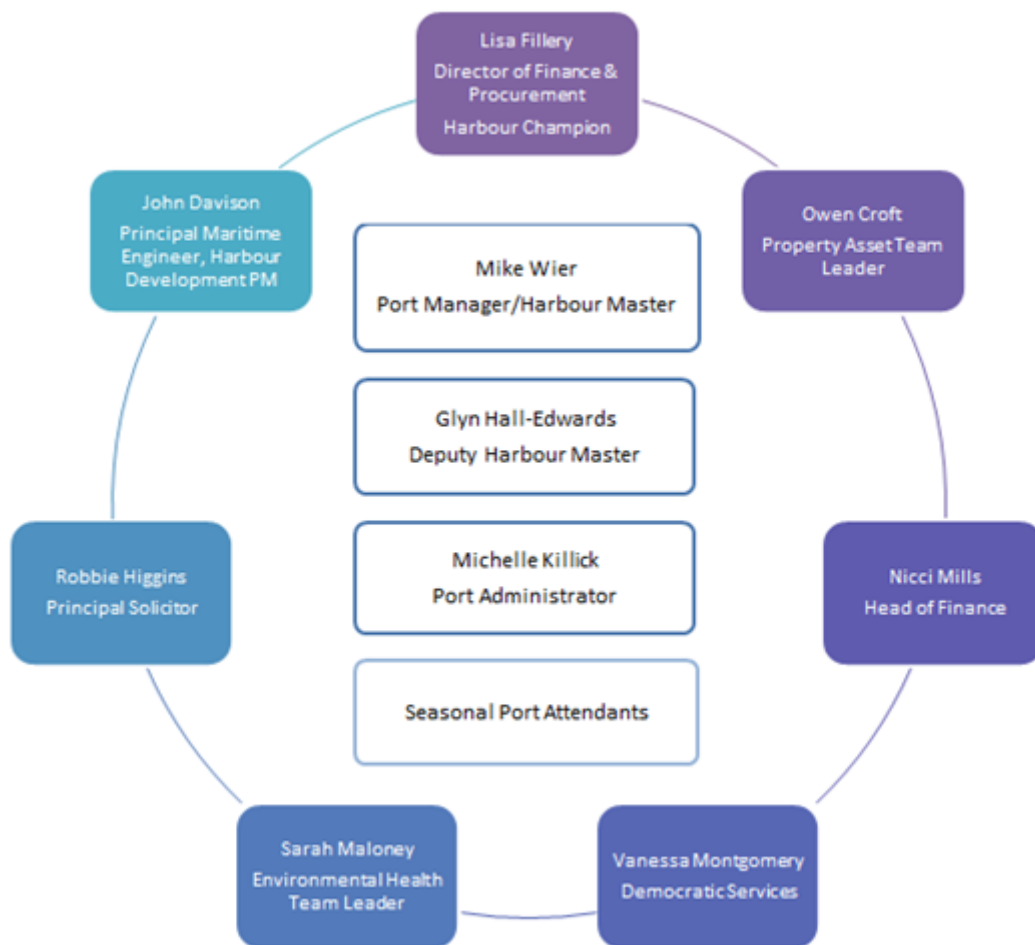
If you would like to contact harbour officers, their contact details are given at the end of this report and you can also email democracy@canterbury.gov.uk if you are not sure where to direct your enquiries or feedback.

How officers work to achieve the board's objectives

Aside from the formal meetings of the harbour, officers are regularly in touch with board members to keep them informed as things develop between meetings. The following services regularly contribute to the running of the harbour:

- Harbour staff: somebody from this team is on the ground most days providing maritime and practical support to harbour users on the water and quayside. They work to keep people safe and informed, provide support to community groups including in the run-up to and during events and are in regular contact with all harbour users and tenants.
- Property and Legal: the harbour estate is extensive and there are many tenants and leases being negotiated at any one time. These departments work together to ensure the harbour is a good landlord and achieves best value from the estate. Legal also contribute to all reports to make sure legal implications are understood at the point of decision making.
- Engineering: this team provides in-house project management of all schemes as well as monitoring and maintenance of the quays and other harbour infrastructure through condition appraisals. Together with the Property team, they also work on potential development schemes, feasibility studies including economic viability, planning and building regulation applications, planning matters for compliance with the Strategic and Local Plan, and market testing for repurposing or redeveloping sites as new opportunities arise.
- Lead officer: Currently this is Lisa Fillery Director Finance & Procurement. Lisa is here to act as a champion for the harbour, to work with the Chairman and Democratic Services team to produce the agenda for the formal meetings and to manage the work of the officers.
- Environmental Health: this team advises, inspects and enforces a variety of environmental health matters including air and water pollution, shellfish health in situ and in transport and food outlets.

- **Enforcement:** through a presence on the ground this team helps to deter anti-social behaviour such as bad parking, littering or illegal vendors. They do this through education, communication, encouraging reporting and issuing enforcement notices.
- **Finance:** produce regular reports to help the board understand its current and likely future financial position and they contribute to the reports to highlight financial implications of potential decisions.
- **Democratic Services:** advise on decision making matters, compile the agendas and record the outcomes of meetings in the minutes. They can also help to signpost people to the right sources of information.



Strategic Plan

The original strategic plan for the harbour was adopted by Canterbury City Council in January 2010. Following a desktop review in 2012, a full review of the strategic plan was carried by a working group in 2015. While it was found to be fit for purpose, it was clear the plan was five years old and would benefit from a refresh.

In 2016 the harbour board agreed to carry out a full review of the plan to ensure it was still relevant and satisfies the needs of its stakeholders including harbour users and the residents of Whitstable.

The public consultation followed the format of five face-to-face consultation sessions at Whitstable Castle, an online consultation through the harbour website and direct consultation with local groups and organisations.

The harbour board was keen this plan built upon the work of the first plan. The consultations looked both at areas where the previous plan was still relevant, but also any further considerations to ensure it was up to date.

The 2017 Strategic Plan was developed using the previous 2010 plan as a baseline document and then by incorporating the information collated from the public consultation.

Following the consultations, the feedback, comments and suggestions were analysed which identified the preferences for the future management of the harbour:

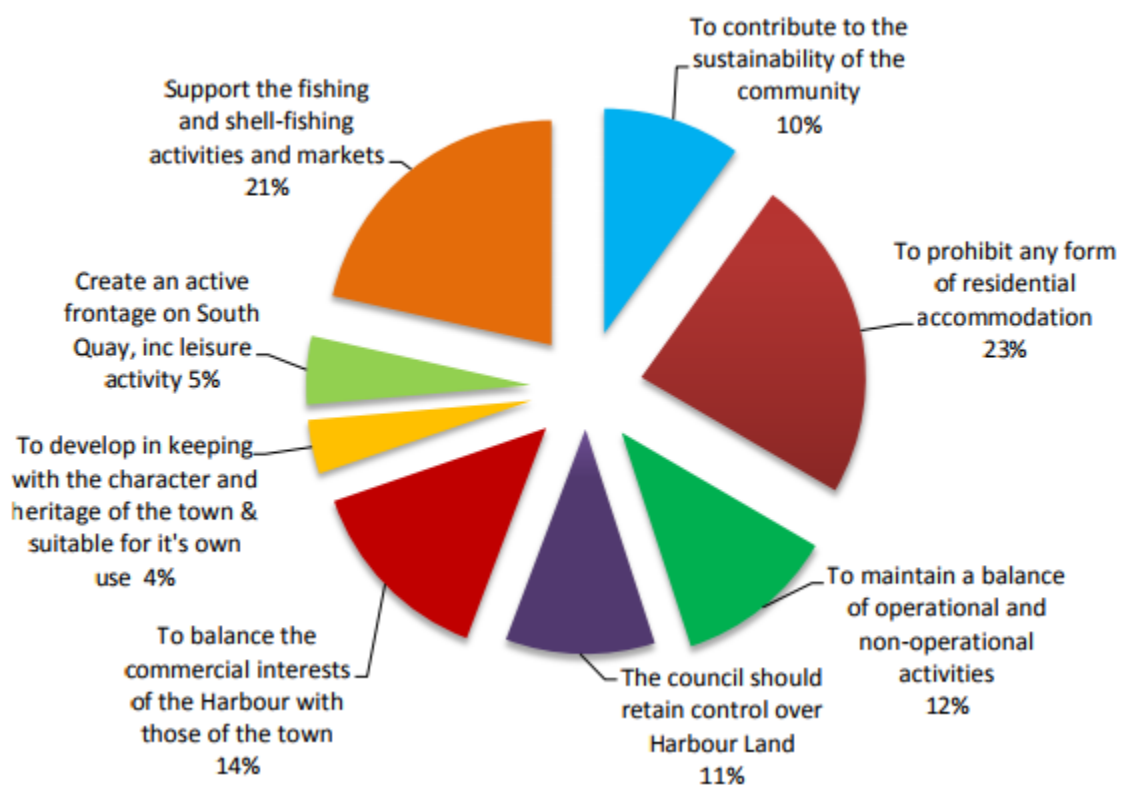


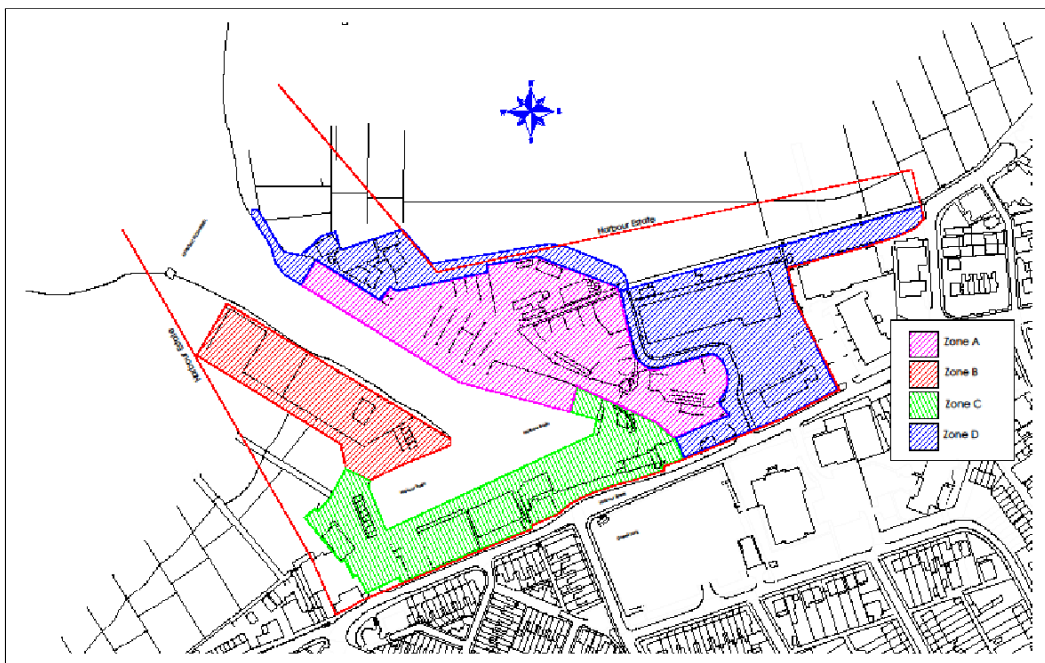
Chart showing the percentage of people identifying specific priorities in their consultation responses

Tourism has played an important part in the development of the harbour since 2010 and it now boasts high-quality restaurants and a vibrant market. The harbour is a venue for exciting events such as Harbour Day and the Whitstable Regatta.

However, the key priority from the previous Strategic Plan was to ensure Whitstable Harbour retained its place as a true working harbour and this has been the thread running through all the work undertaken.

A key element in the Plan was the principle of 'zoning' to develop various areas of the harbour estate. Segregating the harbour into different areas allows better management of activities, safety of operations and clarity to ensure any development proposals are appropriate. It also helps the board in taking decisions to ensure all development enhances the offer and attraction to the harbour for business and visitors.

- Zone A, Industrial Use (PINK)
- Zone B, Light Industrial & Commercial (RED)
- Zone C, Leisure and Tourism (GREEN)
- Zone D, Leisure, Light Industrial & Commercial (BLUE)
- Harbour Estate is outlined in Red



Plan of the zones identified in the Strategic Plan to help cluster the types of harbour activities.

The reviewed plan was discussed with the council's Local Plan team before being adopted by full council in February 2017. The board will continue to consult stakeholders and relevant council departments as specific development proposals move forward.

The Strategic Plan 2017 is available to the public and can be viewed on the harbour's website www.whitstableharbour.org or a copy can be obtained through the harbour office. The website is regularly updated with news, events, opportunities, development updates and harbour board meeting schedules and minutes.

Business Development Plan

The 2017 Strategic Plan addresses both the longer-term vision and the short and medium-term development options. Based on this plan, detailed business development proposals with economic viability will be produced for specific projects. As such, the current Business Development Plan 2014-2019 will also be fully reviewed by the end of this year. It will be reassessed to see how it complies and will, where appropriate, be the subject of further consultation with stakeholders and the wider public.

Any financial implications will be clearly set out in the new Business Development Plan to ensure the harbour remains self-sufficient in financing future development projects along with the long-term asset management.

This plan will focus on projections for income, capital and revenue expenditure for the period 2019 to 2022 to bring it in line with the Strategic Plan and allow both to be subject to review every five years thereafter. Development to repurpose underutilised areas on the South Quay (Former Angling Club, Cockle processing factory) as well as creating a permanent, bespoke facility to support the fishing industry on the West Quay, now the coast protection works storage compound has been released, will be the primary focus for sustainable economic growth of the harbour.

In 2018/2019 asset inspections were carried out on the harbour quays to commence the full review of the 2007 Condition Appraisal Report. The outstanding structural surveys and analysis of NDT ultrasonic thickness testing, to establish corrosion profiles and potential life expectancy of the individual sections of quays comprising the harbour, will complete the data required to finalise the report. Surveys are dependent on suitable spring tides to expose as much of the low water zone, daylight hours and the availability of the resources (crane and drivers) and are difficult to coordinate.



The reviewed report will enable a 10 to 15 year maintenance schedule for expenditure planning to be forecast.

This work by the Engineering team will provide an overview of the current form the baseline for the Business Plan for 2022 onwards by ensuring any financial decisions by the Board equally consider the future expenditure required for planned quay maintenance or replacement over the next 10 years.

NDT Ultrasound testing to establish residual thickness of steel in sheet piles following corrosion at the low water level, see asset management report.

Whitstable Harbour Outturn 2018/19

| | 2018/19 Budget | 2018/19 Actuals | Variance |
|------------------------------|------------------|------------------|-----------------|
| Income | | | |
| Rents and Concessions | (525,445) | (486,753) | 38,692 |
| Service Charges | (16,000) | (20,423) | (4,423) |
| Cargo Wharfage | (34,000) | (49,255) | (15,255) |
| Vessel Fees and Dues | (59,710) | (78,766) | (19,056) |
| Storage | (18,500) | (14,553) | 3,947 |
| Parking Fees | (71,000) | (79,002) | (8,002) |
| Net fuel sales | (8,000) | (5,078) | 2,922 |
| Other income (Launch hire) | 0 | (2,767) | (2,767) |
| | (732,655) | (736,598) | (3,943) |
| Direct costs | | | |
| Employee costs | 178,851 | 194,091 | 15,240 |
| Premises costs | 75,015 | 71,992 | (3,023) |
| General Quay Maintenance | 5,000 | 26,668 | 21,668 |
| General Building Maintenance | 19,252 | 1,191 | (18,061) |
| Transport costs | 7,500 | 2,125 | (5,375) |
| Supplies and services | 27,662 | 33,283 | 5,621 |
| Consultants Fees | 15,000 | 2,984 | (12,016) |
| | 328,280 | 332,334 | 4,054 |
| OPERATING SURPLUS | (404,375) | (404,264) | 111 |
| Central support services | 123,265 | 111,746 | (11,519) |
| NET (PROFIT)/LOSS | (281,110) | (292,518) | (11,408) |
| Capital Charges | 27,820 | 27,820 | 0 |
| Depreciation | 59,211 | 67,791 | 8,580 |
| | 87,031 | 95,611 | 8,580 |
| Interest on reserves | (500) | (1,109) | (609) |
| NET RESULT | (194,579) | (198,015) | (3,436) |

The overall outturn for 2018/19 is a profitable position which, although down on 2017/18 is roughly in line with forecast. It should be noted that this has increased from 2016/17 outturn, however there have been major capital works carried out in 2017/18 as well as preparations for further capital projects and enhancements as agreed by the Board in previous meetings.

The net result for 2018/19 was transferred to the following reserves

| Contributions to Reserves: | 2018/19 Budget | 2018/19 Actuals | Variance |
|---------------------------------------|-----------------------|------------------------|-----------------|
| Dredging Reserve | 15,000 | 25,000 | 10,000 |
| Quay Maintenance Reserve | 150,579 | 161,232 | 10,653 |
| Building Maint Reserve | 9,000 | 9,000 | 0 |
| General Reserve | 10,000 | 0 | (10,000) |
| Contribution to bad debt reserve | 10,000 | 5,000 | (5,000) |
| Total Contribution to reserves | 194,579 | 200,232 | 5,653 |

The implementation of the new strategic plan includes investment and opportunities for new commercial operations that should see the harbour's financial position remains strong and able to support the long-term maintenance work that is essential to maintain a working harbour. The board takes a prudent approach in preparing its budget and does not build in additional income until there is a high degree of certainty that it will be achieved.

Notes to the accounts

1. Rents and concessions

The shortfall in rents and concessions relates to some additional income budgeted from capital projects that have been delayed.

2. Cargo Wharfage and Vessel Fees

There is a combined increase in income of approximately £34,000 due to increased use of the facilities at the harbour as reported in the Harbour Master's report.

3. Parking Fees

An increase in parking fees from additional parking spaces created at beach walk in 2018/19 has generated additional income of £8,000. The spaces were only in operation for part of this reporting period.

4. Employee costs

Employee costs are overspent compared to the budget set, this is due to various small overspends across all salary areas, including linesman costs and call out charges.

5. General Quay maintenance

The budget for Quay maintenance was reduced for 2018/19; however some additional various small maintenance including quay lighting repairs and repairing damaged fenders were completed in the year. In contrast the general building maintenance budget was not needed in the current year, therefore creating an underspend which partially offsets the overspend in quay maintenance.

6. Central Support services

This is a contribution to the support services and management overheads for the running of the harbour, including legal, democratic services, finance and property management. The budget is underspend against budget which is also a reduction against previous years costs. This is due to efficiencies and savings across the council reflecting through to the harbour.

7. Depreciation

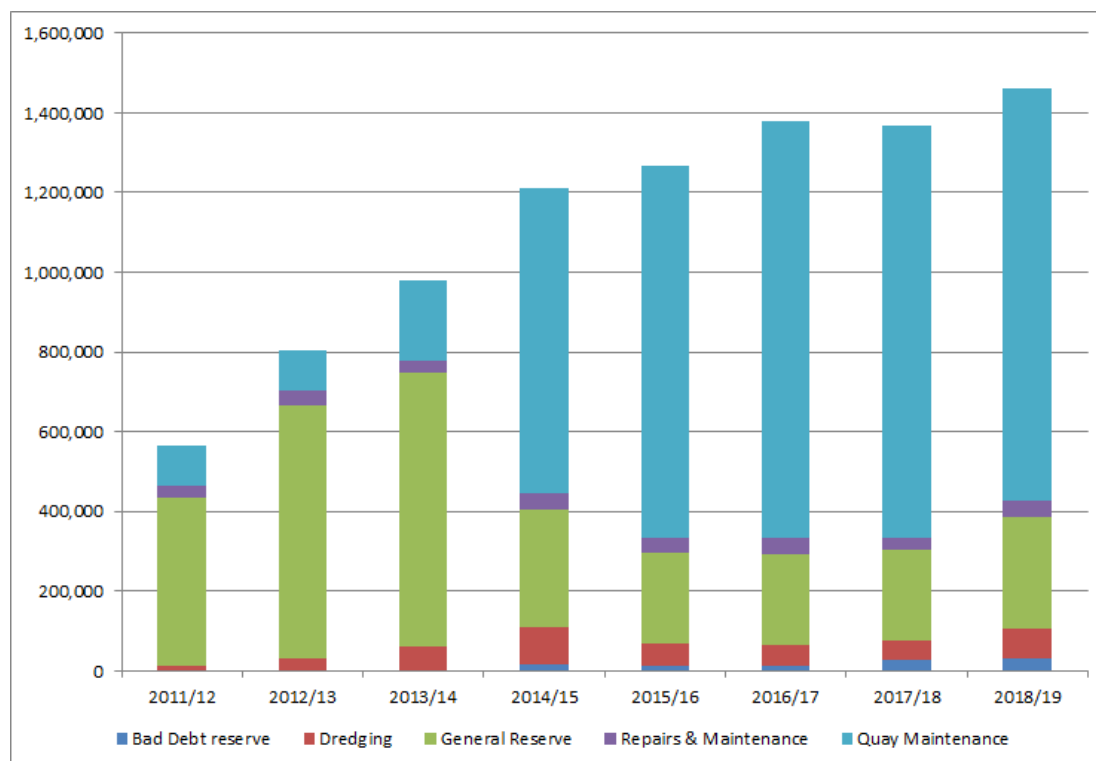
Additional depreciation charges have been incurred in 2018/19, this is due to the additional capital works carried out creating an asset, that then requires depreciating. Including the Pontoon and quay replacement works.

Reserves Balances

Following the transfer to reserves from revenue surplus and the transfer from reserves to pay for capital works in 2018/19 the balances are as follows:

| | 2018/19 Balance |
|-------------------------------|------------------------|
| Dredging reserve | 74,385 |
| General reserve | 282,261 |
| Repairs & Maintenance reserve | 38,091 |
| Quay maintenance reserve | 1,036,838 |
| Bad debts provision | 31,256 |
| Total Reserves | 1,462,831 |

The reserves balances from 2011/12 to 2018/19 are shown in the bar chart below.



Report from the Port Manager and Harbour Master

The past year has seen the continuation of Whitstable Harbour's full compliance with all statutory port marine legislation and codes of practice. The harbour has maintained its core role of importation of stone and aggregates. Brett Aggregate imports into Whitstable are routinely handled by the ship Neptune.

Following ongoing discussions with the Department for Transport it has been decided that the harbour will retain its Competent Harbour Authority status despite the reduction in pilotage activity. A comprehensive Passage Plan underpinned by navigational risk assessments has been implemented following consultation with the DfT, ship owners, operators and agents.

Shipping statistics covering 2016, 2017 & 2018 are shown in the bar chart below.

The harbour continues to support an active fishing and shell fishing fleet of approximately 16 vessels together with onshore support services. The harbour's West Quay compound has been allocated for the storage of timber in support of the Herne Bay sea defence project. At the same time a new fishermen's compound has been set up in the West Quay compound. Following completion of the sea defence work, this area will be further developed. All Whitstable fishermen will be allocated a hard stand area for their fishing gear together with container storage. Provision of additional electrical power to the compound will be undertaken and setting up of fresh water, cold store facilities, lighting and craneage will be considered.

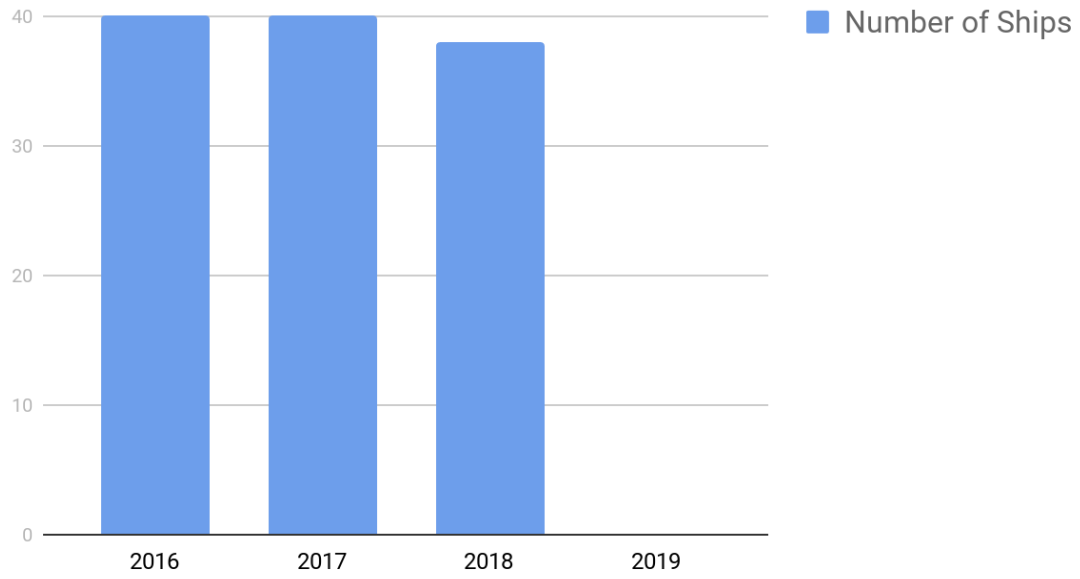
The harbour has had a busy year supporting retail and leisure activities. Traders have successfully completed the third year of the Harbour Market. The Oyster Shed, situated next to the Harbour Office, continues to be a popular venue. The re-development of the old South Quay shed is now well underway and once completed will provide retail and community activities. The harbour has participated in numerous community events such as the Oyster Festival, Whitstable Barge Match and Harbour Open Day. The Deck at Dead Man's Corner has been well used for community events. Seasonal port attendants have been on duty over weekends and bank holidays throughout the summer months.

The harbour continues to grow as a visitor attraction. It is an ongoing challenge to safely manage both an industrial working harbour and leisure/retail orientated activities which are open to the public. Zoning these activities within the harbour estate is an attempt to segregate them. However, it is acknowledged that the mix of these activities, done in a safe and controlled manner, is what makes Whitstable Harbour a unique and interesting place to visit.

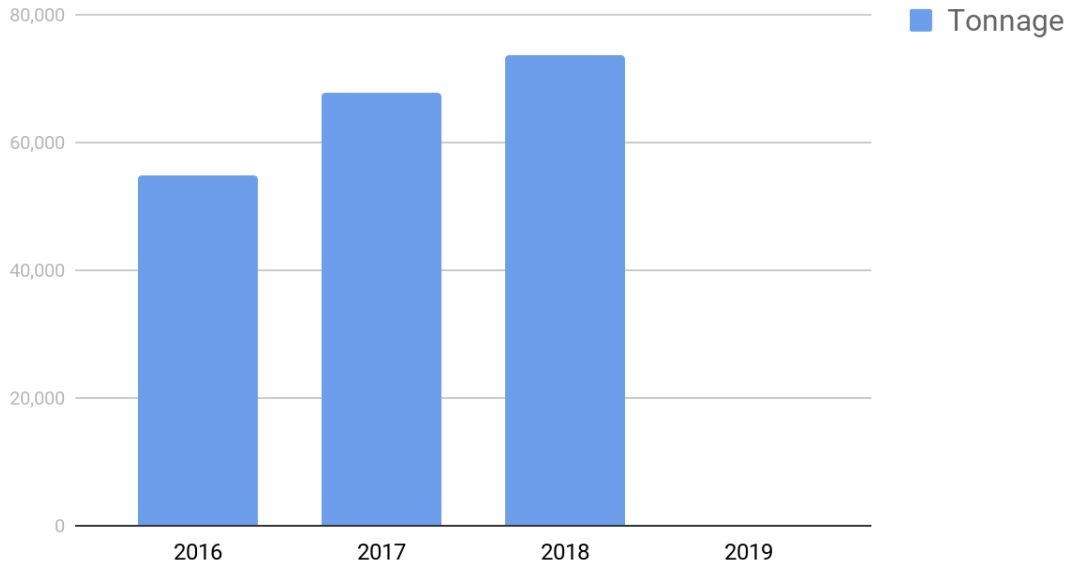
Operation of the pontoon which runs along the harbour's East Quay continues. Two pontoon units were fitted in July 2017 together with the installation of a link bridge connecting the pontoons to the South Quay. Additional public seating areas has been built next to the pontoon. Four leisure boat operators have been allocated operating rights to the pontoon for a one year trial period. An open tendering process will be carried out in the autumn to allocate these berths next year.

It is anticipated that all these activities will be continued in the year ahead. The harbour is managed through a range of policies and procedures which will be continually monitored to ensure the harbour continues to operate in a safe, efficient and financially viable manner for all.

Shipping Statistics 2016 - 2019



Shipping Statistics 2016 - 2019



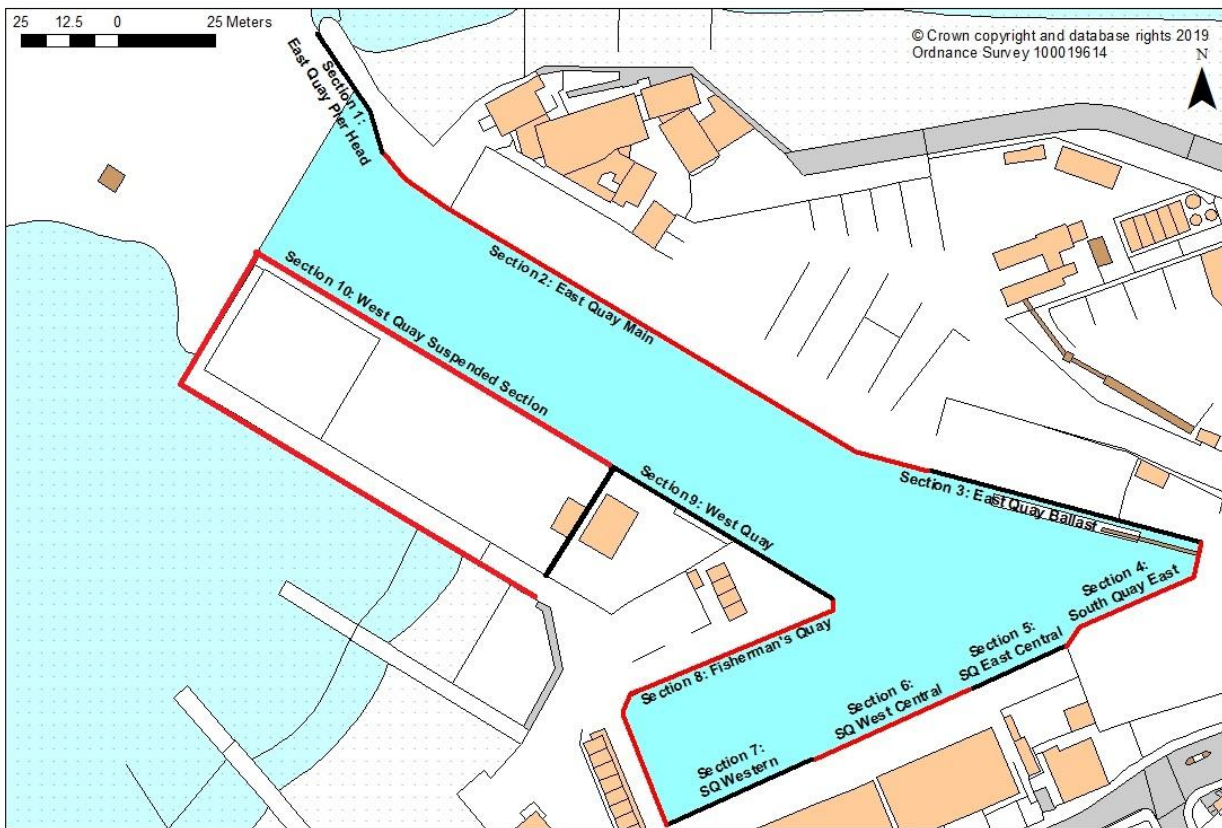


Motor vessel Bonay entering Whitstable Harbour with a cargo of 1,600 tonnes of stone loaded in Belfast for Brett Aggregates.

Asset Maintenance Programme

Asset Inspections

Asset inspections were undertaken by CCC engineers in January 2019. These surveys highlight visual defects which either need further monitoring or repairing. Although no severe structural defects were found there are several items which need addressing within the next 18 months. These are detailed below.



Map of Quay Sections

General Maintenance

Fender Replacement - Fisherman's Quay and West Quay (Filled Section)

The hardwood fenders in Section 8 and Section 9 were installed in 1993 as part of the quay reconstruction. The brackets have since been replaced but the timber fenders are in need of attention. In total 42 no. will be upgraded with a combination of complete replacement and the addition of a sacrificial face. A high density polyethylene material is currently being considered for the sacrificial face as this material is especially useful when low-friction contact during docking and mooring is needed and it does not decay, rot or easily splinter or crush. Works to be complete by Spring 2020.

Ladders

Several ladders have been identified as dangerous and will be removed from the West Quay. Approximately four will remain or be upgraded. Works to be complete by Spring 2020 as part of the fender replacement package.

West Quay

The timber wave cut off wall on the northern and western elevations of the west quay are in need of repair. The timber planks have slipped and come loose. These will be removed, straightened and secured in place with a pin drilled through the flange. Works to commence Autumn/Winter 2019.

East Quay Pier Head

The Pier Head acts as a barrier against longshore transport by reducing the volume of coarse sediment entering the harbour. This structure was constructed in 1935 and was repaired in 1958. No works have been undertaken since and the structure is now in need of maintenance.

The structural support beams have major cracks and are showing obvious signs of deterioration. There is spalling and deterioration of the sacrificial layer around the concrete column supports and there is some damage to the junction between the suspended deck and the infilled deck which needs attention.

Recommendations to repair this include breaking out sections of the concrete in the structural support beams and decking. Schedule of work to be decided.



Cracking to the support beam underneath the East Quay Pier Head

Quay Steel Pile Corrosion Inspections

Visual assessment of the steel sheet piles alone is not sufficient and an intrusive ultrasonic survey is required to determine the thickness of the piles. These are then plotted for analysis and, based on the residual thickness of steel, a corrosion profile can be established to determine the remaining service life of the steel piles for each section of quay. Readings are taken in three of the four bands; low water zone, intertidal zone and splash zone. The fourth band is the atmospheric zone, at the top of the pile, where very little corrosion occurs.

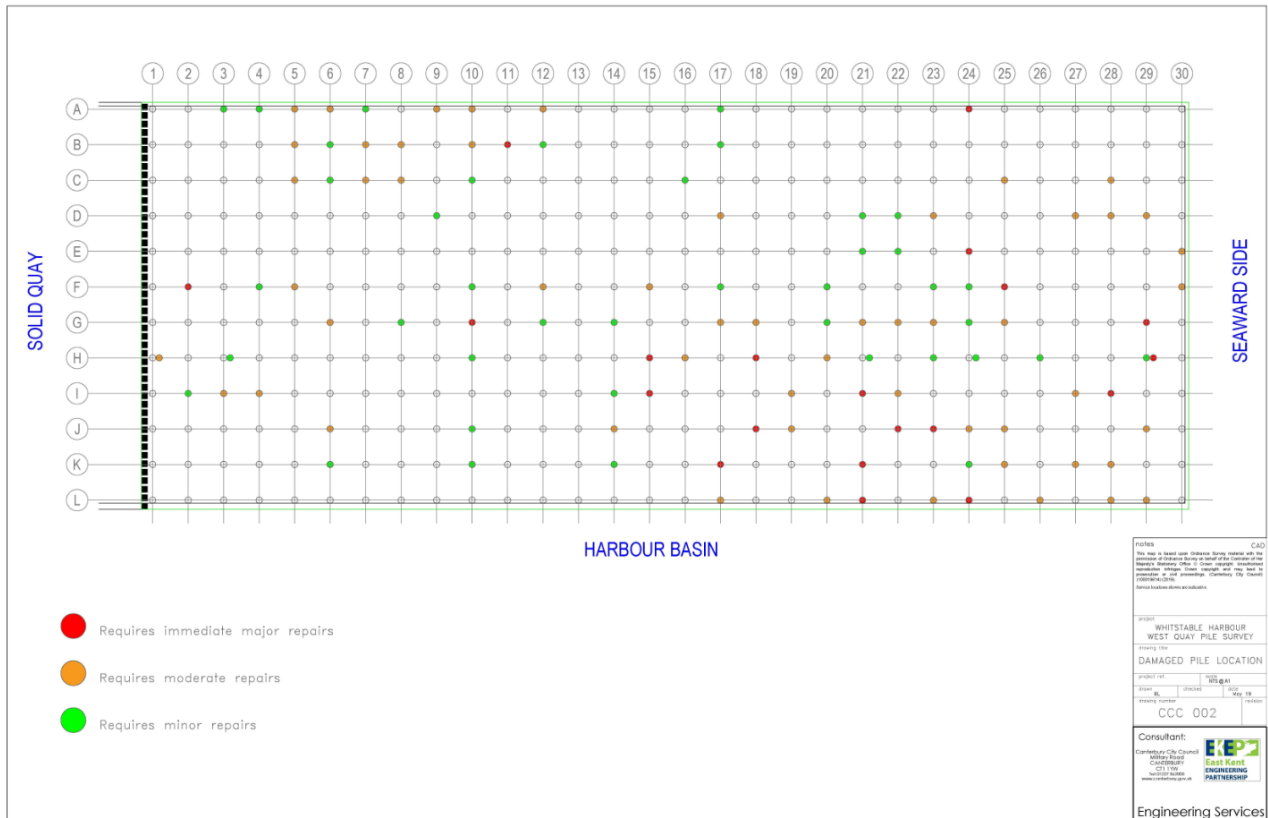
Section 6 was surveyed to inform the development of the South Quay Shed. Subsequent surveys on the remaining quays are scheduled for the beginning of 2020 as there are no suitable tides for the rest of the year. This work is vital in enabling a capital expenditure programme to be created for maintenance works (either replacement or repair works) over the next 10 to 15 years and underpin the Business Development Plan.



Steel sheet pile corrosion zones

Suspended Piled Quay (West Quay)

A detailed visual condition survey was undertaken to determine the structural integrity and list necessary repair works for all 361 supporting piles. The sacrificial steel casing has corroded and has exposed the reinforced concrete core which is poor condition for 162 of the 361 piles. These require maintenance within the next 18-24 months to restore the structural integrity. Due to the sheer number of repairs a phased approach may be adopted, prioritising the most severe piles first; piles have been coloured coded for severity of defects. Schedule of work to be decided.



Condition appraisal of concrete piles

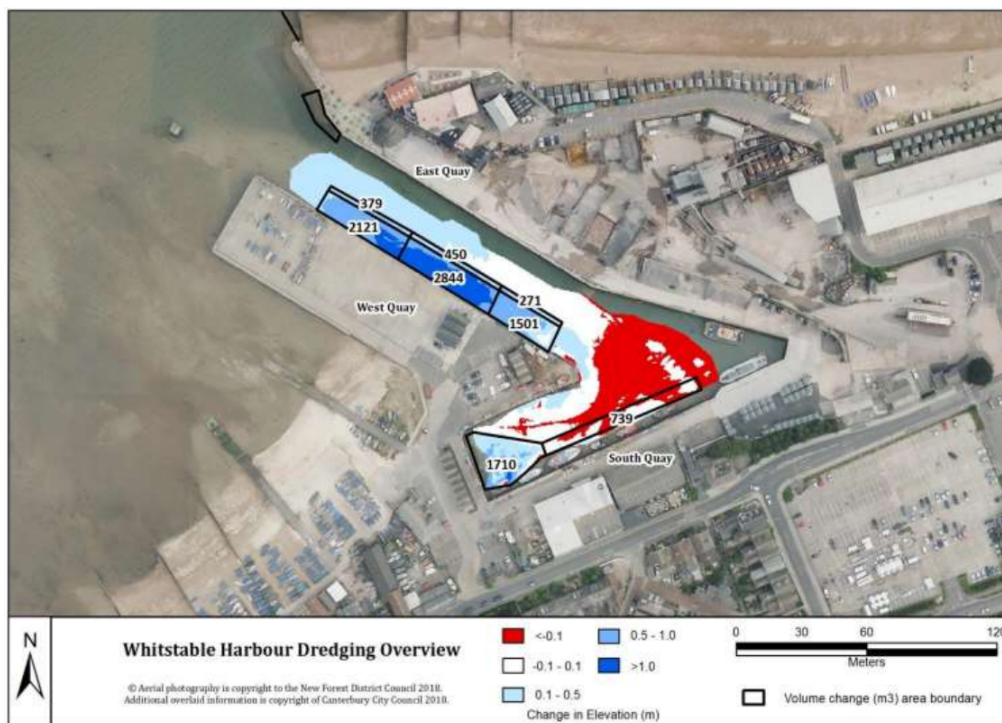


Dredging and Surveying

Once again, Whitstable Harbour utilised its license to remove 3,000m³ of silt from the basin of the harbour. This included 1,500m³ along the West Quay, 900m³ within the South Quay East and 600m³ within the South Quay West perimeter. Works were carried out in conjunction with Port of Ramsgate to achieve cost savings in mobilisation.

A static C10 laser scanner undertook the pre and post surveys used to inform the dredge works. This removed the need for a bathymetric survey and was more cost effective.

These surveys will be beneficial as an evidence base when applying for the next MMO dredge license.



Pre dredge Plan (2019)

Community Involvement

The harbour and Whitstable continues to receive high-profile coverage both locally, nationally and internationally. News and events are regularly updated on the harbour website.

Beach within Reach

Cllr Chris Cornell has led the campaign for the Board in ensuring that accessibility to the Harbour and the local beaches was fully supported. With the assistance of the Harbour Master and Deputy, suitable storage facilities were found for safe storage of the specially adapted wheelchairs.

Extract from CCC website newsroom.

Beach within Reach is a Thanet based charity and its expansion to Whitstable has been organised by two of the town's residents and disability campaigners, Craig Potter and Rory Heap, who have developed the scheme in partnership with Canterbury City Council. The council will administer it from its Whitstable Harbour office.

The two wheelchairs will be available free of charge to anyone who, due to mobility issues, would otherwise be unable to get onto the beach. Residents and visitors will be able to pre-book them between 9am and 4pm, Monday to Friday, until Friday 30 August.



Craig Potter, who uses a wheelchair full-time, said: "Though this is, for now, only a pilot scheme, I am really looking forward to literally being able to dip my toes in the water of my home town for the first time!"

Rory Heap said: "Together with the Changing Places accessible toilet at the harbour, I really think the tide is turning for accessibility in Whitstable."

Chairman of the Whitstable Harbour Board, Cllr Pat Todd, said: "This is a great initiative and one the harbour board was very keen to support. Craig and Rory have shown real passion and we'll be doing everything we can to ensure the trial is a success."

Anyone wanting to use one of the Beach Within Reach wheelchairs should be aware they are not powered or self-propelling. The user will need to have someone with them and be able to transfer into the beach wheelchairs.

Advance booking is required and people will have to complete release forms and also leave some significant items, such as their own chair, at the harbour office while they are using the beach wheelchair. If the person booking a chair does not turn up and makes no contact, the chairs will become available to other users after half an hour.

Beach Within Reach provides all-terrain wheelchairs to some beaches and surrounding countryside in and around Margate and Broadstairs.



Whitstable Harbour Day 2019

Harbour Day has been a community-based maritime festival dating back to 1992 and aims to celebrate the history of the harbour and its traditions. It now celebrates everything about Whitstable's connection with the sea, looking to the past, delivering the present and understanding what the future could be.

The event is brought to the community by an extensive team of volunteers coordinated by the charity Whitstable Maritime Trust and supported by donations from local businesses and Harbour Board.



On Saturday 3rd August, 200 volunteers helped Whitstable Maritime present a full day's entertainment and experiences on land and sea with 50 local and national organisations already booked for Whitstable Harbour Day. Over 10,000 visitors were estimated to have attended the event to enjoy the fun.

Visiting craft to the harbour ranged from a Bronze Age replica boat to the latest high-tech racing dinghy. Visitors were able to board vessels varying in size from a 250 foot commercial aggregate coaster to a 20 foot lugger that was road transportable using a car trailer.

Visiting boats included the powerful 60 foot patrol boats belonging to the Border Force and Inshore Fisheries Conservation; the Margate All Weather Lifeboat; several Thames barges and Old Gaffers, and the local fishing fleet. A 45 foot ex-naval launch belonging to the Maritime Volunteer Service offered harbour boat rides.

The event always has a strong environmental impact theme and there were exhibitions on water pollution, marine archaeology, coastal gardening, and shellfish harvesting. Other attractions included ropework, boat restoration, marine art, beach scavenging and radio controlled model boats, for visitors to try.



The popular South Quay exhibition areas

In the Marine Environment Zone, local groups encouraged the public to help protect people and wildlife from different forms of pollution. This included identifying local marine life and their habitats.

In the popular Heritage Zone, local experts were on hand to talk about discovering past boats, boat-building, steam railways, harbour shipping and shellfish harvesting. Whitstable Maritime is currently restoring the town's iconic Oyster Yawl, the Gamecock. In their marquee, the community were able to learn more about this project, and the interactive coastal trail they are creating between Whitstable and Faversham.

On the beach, local Bodgers demonstrated how to build a coracle, and in the Emergency Services Zone Coastguards and RNLi displayed their equipment and were available to talk through this important role and function operating at Whitstable Harbour.

A firm favourite with children (and grandparents) was the boating pond and the hand-crafted radio-controlled model boats, not to mention a ride on the model steam train along the East Quay Ballast Berth. The timber stage deck at Deadman's Corner, facilitated local bands and live performances, which included children's drama.

The annual Barge race was a great success and the variety of good food, nautical souvenirs and local crafts helped complete this year's celebration of Whitstable's maritime past, present and future.

The event continues to grow in popularity and Whitstable Maritime are extremely grateful to all their volunteers, donations and financial support from local businesses and for the support from the Harbour Board in hosting and fully supporting this magnificent event.



Harbour Day Barge Match 2019

FAR Skate Academy

A Whitstable based charity requested that the Board permit temporary use of the West Quay for workshops and skateboard tuition over the summer holidays. Whilst the West Quay compound is vacant prior to development of the fisherman's compound, approval was given by the Board for this short term activity to support the local community.

FAR Skate Foundation is a charitable organisation that seeks to empower young people. Within the foundation there are two elements: FAR Academy which provides alternative education and required qualifications, and the FAR Skate Shop that supports the educational services that the FAR Academy provides. The Harbour Master and Deputy facilitated the set up of the facility with equipment donated by local businesses, which is proving to be very popular.



Christmas and Easter

In a joint event between the Artisan Collaboration Whitstable and harbour staff, the harbour workshop was transformed into Santa's Grotto and Santa Claus arrived at the harbour pontoon aboard the Site Seeker, much to the delight of the assembled throng of children. A large Christmas tree, donated by Whitsparkle, was put up on the stage at Deadman's Corner and a Christmas singsong accompanied Santa's arrival.

The annual Walk of Witness procession along the South Quay marked the Easter celebrations.

Memorial sculpture

A memorial sculpture to a highly-respected former board member has been commissioned by Ian Waddington's family with the help of the Board. The project involved a community consultation following a competition to design and fabricate the sculpture with some set criteria. The finished sculpture was unveiled by the Lord Mayor, Cllr Colin Spooner on the 16th March at a small memorial ceremony with Ian's family, friends, work colleagues and Board representatives.

The laser cut steel sail representing some historical aspects and current attractions of the town is supported by a recycled hardwood timber groyne planed down to a smooth finish, all sit on a concrete plinth. The sculpture includes a rotating burgee with the Whitstable Yacht Club logo. The sculpture is located in a prominent position for public interpretation on the amenity beach next to other benches and wooden sculptures adjacent to the West Quay.



laser cutting of sail and fine detail of the artist

Beach Huts

The beach huts have been a feature of the Whitstable shoreline for more than a century and bring a distinctive vibrancy to the seafront. The harbour staff maintain the exterior of the huts and high occupancy rates continue to be achieved, with occasional vacancies being advertised locally and on the harbour website.

Harbour Market

The harbour market is run by a local company, Artisan Collaboration Whitstable (ACW) located on the South Quay, has had some excellent reviews and continues to be a major attraction to the harbour. Their vibrant and diverse range of locally produced arts and crafts complemented by a small number of food outlets carefully chosen by ACW, ensures customers benefit from an eclectic mix of goods for sale.

Harbour Developments - investing to achieve a bright future

The Strategic Plan identified four zones as set out on the plan on page 9 of this document. To recap the zones are:

| | | |
|---------------|----------------------|---|
| Zone A | East Quay | Industrial |
| Zone B | West Quay | Light Industrial & Commercial |
| Zone C | South Quay | Leisure & Tourism, light commercial |
| Zone D | Wider Harbour Estate | Mixed Use, (Leisure & Light commercial) |

Zone A

New embarkation facility

As part of the quay wall replacement in 2016 and the new embarkation facility in the autumn of 2017, modifications to further improve the facility have been carried out. These included additional handrailing, a security gate and quay dampers to counteract the waves generated through the harbour when extreme northerly winds are encountered. The pontoon and gangway have now had around 18 months of testing and Engineering and Harbour Operations fully satisfied with its performance in all weather conditions.



As part of the trial, local companies were offered a short term Licence to offer day charter fishing trips, marine wildlife safaris, heritage trips to Second World War forts. The new facility has proved to be extremely popular and demonstrated safe embarkation significantly improves the range of activities that the harbour can support whilst enhancing the overall visitor experience. It is also accessible for wheelchair users at certain states of the tide.

Brett Aggregates Ltd

Brett Aggregates Ltd on the East Quay remain the backbone of a working harbour. Their new lease, granted in August 2018, of a 25 year extension upon the expiration of the current lease. As such it is anticipated that the current aggregate importation and processing on the East Quay will continue until 2047.



Plan showing the east quay, the area edged in red indicates land leased to Brett Aggregates and the shaded area taken back to support the embarkation facility.

Based on the long-term security of tenure, Brett Aggregates Ltd will continue to invest in the site and upgrade their existing plant and facilities to ensure it will be suitable for the future operations and full compliance with environmental legislation. Current works to replace significant sections of the flumes are ongoing and clearly visible.

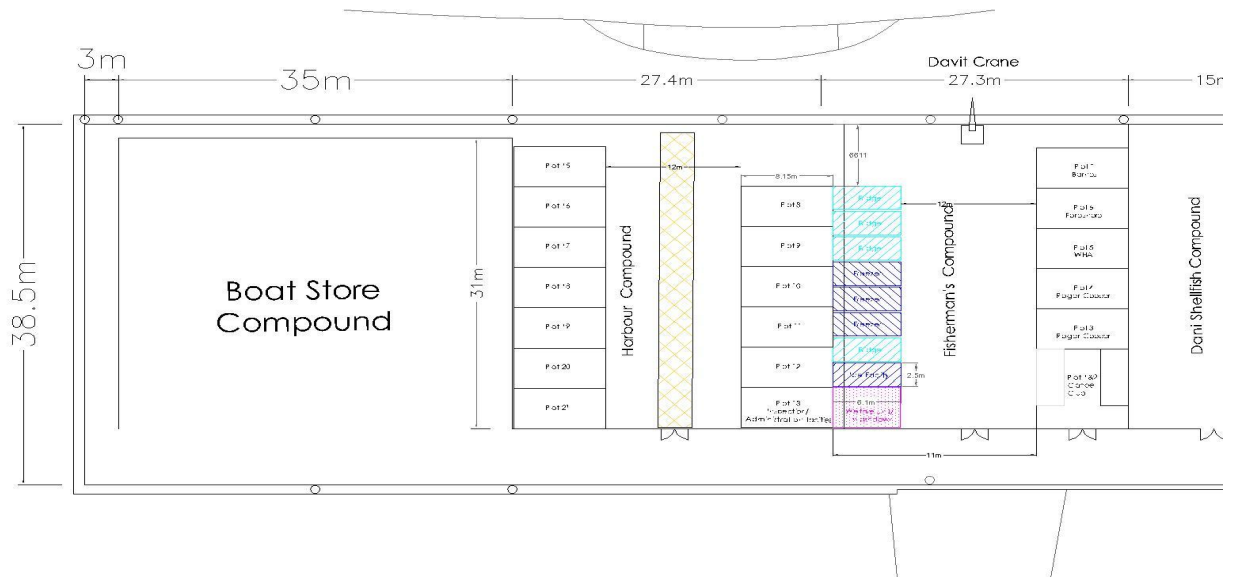
Harbour Operations continue to maintain a good working relationship with Brett and their operations on the East Quay. The new lease is a significant milestone in maintaining a working harbour in accordance with the 2017 Strategic Plan to meet the ambitions of the local community.

The Board sets aside reserves annually to ensure the harbour is regularly dredged to maintain sufficient water depths to berth larger vessels used for aggregate importation. However, there are beneficial consequences to the fishing fleet through optimising the operational window in a tidally restricted harbour. Without this shipping activity, the frequency of dredging would probably need to be reviewed with a negative impact on the already struggling fishing industry. As such, the new lease until 2047 indirectly contributes to the overall aspiration to maintain a working harbour.

Zone B

West Quay

The board continues to fully support the fishing industry as part of maintaining the strong tradition and cultural heritage of the harbour. Stakeholder consultations have now been arranged for September to establish the most efficient use of the area for the fishing fleet.



Phase 1 of a dedicated compound areas was established on the West Quay in 2018 to provide secure storage for the fishermen. Shipping containers have been relocated from the South Quay Shed and arranged in a layout to allow for improved working areas with a fresh water supply and an electrical supply.

Phase 2 conceptual design will be discussed with stakeholders in September and possibly constructed in the Autumn/Winter of 2019/2020 now timber storage for coast protection works is no longer required.

Phase 3 will commence in the Spring of 2020 with further improved facilities such as a Davit crane for unloading catches, freezers, cold storage, wash down, welfare and inspection areas. The Board recognises the need for advance planning to support the fishing industry and this new facility will provide an opportunity for the registration of an Approved Premises to issue Export Health Certificates for consignments to Europe if required in the future under an EU Exit.

Vattenfall Building

Vattenfall has vacated its wind farm base, located on the West Quay, in favour of managing both Kentish Flats and Thanet Offshore Wind Farms from the Port of Ramsgate. The lease on the building has another 10 years to run. Officers have been proactive in working with Vattenfall to investigate alternative uses and occupancy of the building. Any new activity under a sublease would need to accord with the Strategic Plan for this zone and be maritime related.

Harbour compound

The harbour compound on the West Quay has now been returned following the short term lease to store timber for the recent coast protection works. The original compound will form part of the new Fishermen's compound and a small area retained for maintenance timber.

Whitstable Yacht Club

WYC continue to lease an area at the northern end of the Quay for Dinghy storage. The lease will be reviewed to reflect the current plans and the demised areas adjusted if deemed necessary.

West Quay walkway.

The shared use of an area along the western side and the northern edge of the West Quay provides a popular walk for pedestrians and suitable vehicular access for the fishing fleet.

Zone C

Former Engine or Crane Shed

Whitstable Oyster Co. were successful in their planning application to provide a seafood restaurant on the concrete plinth using recycled shipping containers arranged to offer panoramic views of the working harbour and Swale estuary using raised timber decking for outside dining.

Planning permission has also been granted for a temporary arrangement with two small converted shipping containers operating within the demised lease area. Negotiations will continue in finalising the construction programme for the restaurant originally planned.

Harbour Market

Artisan Collaboration Whitstable continue to provide a vibrant marketplace which is a great attraction to the harbour while providing a platform for aspiring local artists and craftspeople.



Plan showing the site of the former engine shed (edged in red) alongside the current harbour market (shown in green and blue).

Former Angling Club

The building is currently being used for storage and offices as part of the Harbour Garden Cafe. Redevelopment options will be brought to the Board later this year for consideration. These will include either a complete redevelopment of the site with a new sustainable building, or a conversion

and extension of the existing building to provide extra covered space, or possibly an extension of the South Quay Shed principle.

Concessions.

There are now four legally operated sites spread across the harbour estate.

- Approach to the West Quay, near to the RNLI station.
- West side of the South Quay
- East entrance adjacent to the public conveniences, water refill station
- Beach Walk car park, adjacent to the promenade walkway and amenity beach

Formal licence agreements for electrically-operated only ice cream vendors have now been established with all sites now benefiting from a dedicated and metered supply. In accordance with the Strategic Plan, the Board fully support reduced emissions principles within the harbour and the air quality management initiatives.

Air Quality Management

The Environmental Health team is discussing air quality monitoring options for the harbour with a view to implementing some further proposals in 2020. Inspections by Environmental Health at the Asphalt plant continue to ensure air quality standards are maintained.

Water Refill stations

A new water refill station has been installed at the harbour adjacent to the public conveniences on Harbour St. The installation is very visible on the approach to the Harbour.



Recent press release through CCC Newsroom

Thirsty residents and visitors can now fill up their water bottles for free following the installation of five new refill stations outside council buildings across the district.

The stations are located at The Beaney House of Art and Knowledge in Canterbury, Whitstable Harbour office, The King's Hall in Herne Bay, The Horsebridge Centre in Whitstable and the main council offices at Military Road, Canterbury.

The installations come as part of the council's ongoing plans to help tackle single-use plastic in the district. So far it has:

- *Drastically reduced single-use plastics at its offices and venues*
- *Required all events on council land to minimise the amount of single-use plastic they use*
- *Provided free water refills at council venues as part of the Refill scheme*

Chairman of the city council's Community Committee, Cllr Neil Baker, said: "These new refill stations are a great addition to our buildings and will help play an important role in reducing the amount of plastic people need to dispose of when out and about in the district.

"Their introduction will also help to reduce litter across the district and limit the amount of plastic being recycled which can often be challenging."

South East Regional Coordinator for Refill, Mala Nathan said: "Every time we refill a reusable bottle instead of buying and throwing away a single-use bottle we not only reduce the amount of plastic and fuel being used, but we also save a bit of money and help clean up our towns and open spaces too.

"We're so excited to see the new stations in Canterbury which will make it easy to fill up with water on the go.

"Look out for the stickers or check the Refill app to find places where you can refill for free." You can find your nearest Refill station by downloading the Refill app via the app store.

Community Committee will also consider a recommendation for four more refill stations in Whitstable at its meeting on Wednesday 26 June

South Quay Shed



Construction work on the exciting South Quay Shed redevelopment is underway. The building is being developed by the Board as a mixed-use space for shopping, restaurants or café, a possible small scale harbour related museum for exhibition and education activities.

Plans include a large, internal courtyard, surrounded by converted shipping containers on both the ground floor and first floor with a mezzanine deck. The aim is to create all-year-round facility with views of the working harbour.

AA



The external asbestos sheet cladding has now been fully removed, leaving just the skeletal portal frame. The new flood defence external walls and the partition fire breaks are currently under construction. The next stage will be to construct three flying dormers for the mezzanine floor accesses to the external first floor areas, and recladding the roof with insulated panels and 20% glazing for natural lighting.

This will be followed by installation of the containers and recladding the external elevations with tinted double glazing and insulated weatherboard wall panels. It is proposed Solar PV panels and air source heat pumps can be incorporated into the project to accord with the Board's commitment to sustainable developments.

The Board has decided to project manage the construction of the redevelopment, then establish the facility with a suitable mix of tenants, and continue to manage the South Quay Shed. Once established and with all the initial possible running issues resolved, it is likely that the management of the facility will be reviewed over the next few years but within the term of this Board.

The Board have also fully considered if a cinema could be incorporated into the development, however have now discounted this due to the size of the areas available, and the significant investment required considering the relatively short 15 year design life of the South Quay Shed refurbishment.

Instead the Board will now consider this proposal on other available sites within the Harbour that are more suitable. Mainstream cinema operators have indicated that the interest in creating a cinema at the harbour is high due to the unique location. This will need to be at a larger site with a lease of 25 years available to justify the capital expenditure for the return on the investment.



Artist impression of the mixed use community space within the South Quay Shed

The building is located on the South Quay which now boasts a vibrant culture along with an award-winning fish market and restaurant, with a number of smaller locally sourced fish and shellfish quayside retailers.

The quay also has a community stage, a café , an artisan-style market, which includes a number of retailers selling locally-produced arts and crafts, food and drinks. The new embarkation facility offers day charter fishing trips and wildlife excursions directly from the harbour.



Whitstable Harbour Board has allocated funds for the project and hopes to complete the refurbishment work to coincide with a formal opening in conjunction with next year's community events.

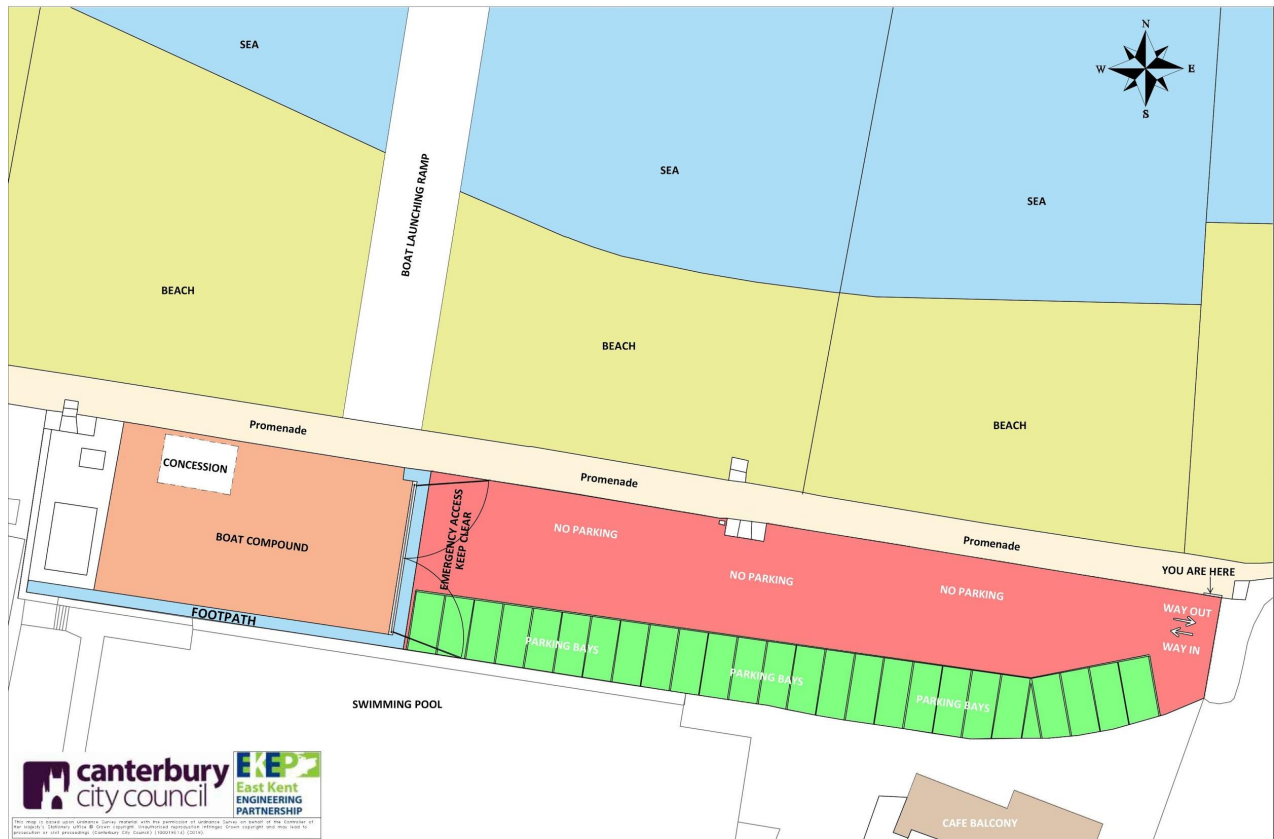
Formal tenders will be invited in October for the lease of individual units with updates on the development and adverts for applications will be placed on the harbour website soon and The Board are keen to engage with local traders who may have an interest in securing a retail or catering unit.

Zone D

The wider harbour estate is mainly let out on long leases but negotiations with the Oyster Bowling Club has achieved extra summer car parking spaces. The Development team will continue to liaise with tenants to optimise the use of the harbour estate generally and investigate further development opportunities as they arise.

Beach Walk car park

The Board have now completed the development of a new car park behind the swimming pool to increase the number of parking spaces around the harbour. A total of 26 new pay and display parking bays have now been created on an old compound area next to the beach using for storing boat trailers.



The new car park area incorporates a segregated zone specifically leased out for the storage of boat trailers which allows the use of the car park for community water sport events on weekends during the summer. The areas are controlled by heavy duty lockable barriers to ensure the car park is interchangeable site can be managed safely with the interaction of public on the promenade whilst the launching of boats on the slipway.



Interchangeable uses strictly controlled through lockable barrier system

The construction method uses an environmentally-friendly porous paving system, made out of recycled plastic modular and lightweight interlocking blocks. These are filled with gravel to allow surface water to seep through to the subsurface layers as before eliminating any surface water run off into the public sewer.

New footpaths have been constructed to link this car park with the swimming pool to give an overflow facility. However this facility will offer much-needed parking to encourage visitors to the harbour. The visual appearance of the site has dramatically improved which will benefit local businesses, beach hut users and water sport enthusiasts.



Environmentally friendly porous paving system

The Future

The harbour board's key activities for 2019/2020 are to:

- Review the Business Development Plan now that the Strategic Plan has been adopted
- Continue to consult with stakeholders, businesses and harbour users to understand how we can best meet their needs for sustainable economic growth
- Carry out a full review of the 2007 condition appraisal of quays through an ongoing programme of asset management inspections, ultrasonic thickness testing of steel sheet piles, and structural analysis for life expectancy and replacement
- Continue to work on the innovative scheme to repurpose the South Quay Shed creating a community space with an education and heritage theme while providing mixed use, affordable businesses and community enterprise space
- Liaise with charter operators to formally establish a facility for trips along the coast using the the new accessible embarkation facility to increase the visitor attraction to the harbour through improved access to water related activities. This may include an extension of the existing pontoons due to popular demand for the facility
- Continue to liaise closely with external architects for the development of the former Engine Shed site to enhance the eastern end of the harbour
- Develop Phase 2 and 3 of the fisherman's compound to create a dedicated facility and Approved Premises for Environmental health inspections
- Further promote the use of the community stage using the Deck at Deadman's corner
- Consult on the best way to redevelop the former angling club site and the cockleshed on the South Quay. Investigate the potential to create a mainstream boutique cinema.
- Continue to investigate the potential to develop further parking for the harbour
- Investigate a bespoke childrens play area following common feedback on range of activities available
- Continue to work with local charities and organisations to continually improve accessibilityKeep the ongoing maintenance programme for the harbour on schedule.
- This will include dredging, a phased replacement of the harbour basin fendering system, repairs to the concrete columns, timber realignment on the wave cut-off wall on the West Quay, and concrete repairs to the East Pier Head.
- Actively seek external funding opportunities and grant aid where appropriate

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Key dates

Harbour Board Meetings

Friday 13 September 2019

Friday 15 November 2019

Friday 17 January 2020

Friday 20 March 2020

Board meetings commence at 3pm and are held at Whitstable Castle.