

# **NORTH BERWICK HARBOUR TRUST ASSOCIATION**

**Wednesday 23 August 2006 @ 7.30pm at Clubhouse, ELYC**

Present:

Gerry Hughes Chairman

Jackie Tagg Secretary

Stewart Auld

Derek Braid

Ken Burchell

Colin Cumming

Alison Hall

John Hookway

Gary Lawson

David Lombard

Jane McMinn

David Robertson

Bruce Todd

Circulation: All above plus Jim Sandison [who will be joining the group], NBHTA web site [[www.nbharbour.org.uk](http://www.nbharbour.org.uk)] and NB Library

Attachments: Lands to be included within North Berwick Harbour Trust [revised]

## **1. Apologies, welcome, introduction**

No apologies as all in attendance.

Gerry welcomed all the meeting and the start of phase 2 of the NBHTA. Thanks to all for volunteering.

## **2. Formation of new team**

Gerry, Bruce and Derek proposed that they drop the titles of Chair, Deputy Chair and Secretary instead they would be called the Core Team. This would allow for anyone of them to attend and represent the NBHTA at meetings with ELC and other bodies. This was agreed. They would all be equally responsible for taking the NBHTA forward.

## **3. Previous Minutes of 28 June 2006**

DR – page 2 general points – David queried the terms here. Agreed it would be the Trust operating the management of the Harbour not the Association. The minutes should reflect this.

KB Item 2 – Finance was discussed but was not mentioned in the minutes. Agreed - this should be added as an item under Section 2 Presentation.

Minutes with amendments - Proposed by David Robertson and seconded by Stewart Auld.

#### **4. Correspondence**

Derek had written to the ELC about H&S. A holding reply and phone call had been received. The ELC had confirmed they would support the NBHT in terms of H&S and would be willing to undertake a H&S audit prior to hand over.

A letter had also been written to the ELC asking them to identify the area they thought that they owned or had control of.. ELC would be happy to have discussions. See agenda item

#### **5. Current funding and finance**

There was nothing much to report.

An application had been made to the ELC for a small grant, as yet not response had been received. **Action – Derek to chase.**

Derek passed Alison the bank statement as she would be point of contact. **Action – Alison to arrange with bank to update records.**

#### **6. Definition of area to be incorporated**

Bruce, Derek and Gerry had drawn up a provisional plan of the area. Copies of details were circulated alongside the plan. See attached list

There followed a discussion about each item.

There was uncertainty about who owned the RNLi slip. It has been maintained by ELC, but ownership had been unclear. It was hoped that the ELC would be able to answer this query.

There were other queries about what the ELC owned and what Hew Dalrymple owned. Agreed that at this stage the list was for discussions with ELC but this would not preclude discussion with Sir Hugh at a later stage.

Item 8 –Public Toilets. These were not included but after discussion it was agreed to include them in the interest of the future of the Harbour and its users. There was concern about the costs of cleaning and upkeep, but again this was for discussion with the ELC.

It was noted that there was no disabled access and this would have to be put right in future.

Item 14 -After discussion it was agreed that the area outlined would be extended to Craiganteugh..

Item 15 – Action – Bruce and Stewart to check the 75 m area to ensure it would give enough space for trailers etc

Item 16 – access to the hose store to be discussed in detail with ELC

David Lombard – suggested inclusion of area between old fall pipe on the East and SSC. The group did not support including the Boating Pond but would take a measurement to include some of the East Beach up to Boating Pond.

Gary Lawson – suggested we seek to include the land that the SSC is built on which is owned by ELC and leased to SSC.

**Action - Bruce to revise the plan and list. E mail to Jackie for circulation.**

### **7. List of Work to be Undertaken Prior to Handover**

There was discussion about what repairs we would ask for ELC to undertake prior to handover. It was noted that ELC would be undertaking work on the old pier and other areas. There was concern that this would be 'patching' rather than a full refurbishment.

It was agreed that the key areas for repair were:

Pier end [including crane]

Galloways or Old Pier [ELC due to do some work in near future]

Foot of Slip way to beach

Gerry suggested ELC be approached to ask for a third party independent opinion from qualified engineering assessor of the above areas. **Action – Core Team to write to ELC [include copy of Fabric Report with minor modifications].**

Derek suggested that to reduce risk the NBHT should have a partnership with ELC where they have some latent responsibility so where some problem occurs within a stated time in future they may support repairs etc. This would be raised with ELC.

John suggested sharing the Fabric Report with ELC. However it does not include all areas now suggested should come under ownership of Harbour Trust. Minor modifications will be made to the Fabric Report. **Agreed.**

Jackie asked about the need for Partnership Agreement with ELC. It was agreed that this would not be required as a working relationship would develop with complete transparency certainly from the HTA.

### **8. Meeting with ELC [see also item 7 above]**

Financial issues were discussed. The ELC would be asked to fund the legal costs of a transfer and for annual management fees.

Timescales – ELC to be approached by letter in next two weeks proposing a meeting within 3 to 4 weeks. [Note added after meeting- the meeting with ELC has been arranged for 2 October this being the earliest due to holiday commitments]

Existing Issues such as employment of the harbourmaster will be discussed with ELC.

**Action – Derek to copy Harbour Master Job Description to all**

### **9. Moving Forward**

David R suggested that NBHTA be set up on a formal basis [with constitution, office bearers etc] as a Harbour Trust may be some way off. Agreed - this would be considered after the meeting with ELC.

### **10. Trust Short Term Objectives**

**Action – all to bring list of objectives they would like to see in future [1, 3 and 5 years from start of trust].**

**11. AOB**

None

**Next Meeting**

ELYC 7.30 p.m. 27 September 2006 [Note: Later changed to 4 October 2006]

## Lands to be included within North Berwick Harbour Trust

Issue 2

24.8.06

All lands and waters as identified by accompanying sketch, including

1. Harbour including moorings and tackle as owned by ELC.
2. Harbour walls
3. All roads from point of access to harbour area ie at Memorial Cross
4. Lower Quay and access to
5. All slipways (ie at fisherman's store, RLNI slip (to be confirmed), lower quay slip
6. All areas surrounding the harbour walls, including boat and car parking areas, but excepting any car parking which is privately owned by residents of the Granary building.
7. Harbour Master's Office
8. Building formerly known as Sun Lounge and Water Treatment Plant rooms, including the public toilets and steps to. Cleaning and maintenance to be discussed with ELC.
9. Pier known as Galloway's Pier and access to.
10. Access walkways to the end of Plattcock Rocks (including steps), excluding Watch Hut (owned by ELYC)
11. Dinghy Park area (formerly the swimming pool) including all buildings and walkways, which surround.
12. Area known as The Esplanade and road access to, but excluding steps from Anchor Green (query).
13. All sea defences surrounding the harbour and esplanade areas.
14. An area of North Berwick Bay encompassing low water mark, The Maidens and Maiden's Foot Rocks, as far out as Craiganteuch and a line to the end of The Plattcock Rocks.
15. Sandy boat access area running ('...')(to be confirmed) metres from lower quay wall and from low water to top of beach.
16. All equipment and buildings, surrounding harbour area in general including ex-Pump House (on North Harbour Wall), water hose room at ground floor, east end of Granary Building (ownership of access to room to be discussed with ELC), fisherman's store at ground floor, west end of Granary Building, booms and boom crane, seating, railings, gates, Leading Lights (including on The Hope Rooms), Perches on The Maidens and other Rocks etc.
17. All lands on which stands the Scottish Seabird Centre and which are currently owned by ELC.
18. The area East of the SSC to a width of '...'metres (to be confirmed) and from the end of Plattcock Rocks to the public Road.