

**Mooring Action Plan update**  
Report by Senior Waterways and Recreation Officer

**Summary:** This report provides members with an update on the action plan to maintain the Authority's moorings that was previously considered by the Navigation Committee in 2014 and adopted by the Broads Authority at its meeting on the 21 November 2014. The report sets out the current programme to repile the Authority's mooring assets, identifies that the continued inclusion of a number of sites in the programme is subject to the successful conclusion of lease negotiations and considers how the action plan should be adapted if lease negotiations are unsuccessful.

## **1 Background**

- 1.1 The Broads Authority originally published a mooring strategy in 2006. The need for a strategy to guide the provision of Broads Authority free 24-hour moorings was identified as a priority in the best value review of navigation and supported through the public consultation for the Broads Plan 2004. The original strategy was developed with the guidance of a steering group formed of Broads Authority members and wider consultation was undertaken with a formal consultation group which included representatives from the Authority's partners and stakeholders.
- 1.2 The 2006 strategy was reviewed in 2009 and in 2013 the Authority adopted an Integrated Access Strategy (IAS) for the Broads which sought to make improvements to the connectivity and use of access facilities on both land and water. The overarching objective principle of the mooring strategy: "to maintain as a minimum the present number of moorings available for visitor use" was included in the IAS aims and objectives. Since the adoption of the mooring strategy in 2006 and the IAS in 2013 the Authority has significantly increased the length of free moorings it provides and therefore the Authority's asset management liabilities have also increased considerably.
- 1.3 In response to this fact the Authority produced an asset management strategy in January 2014 for the future management and maintenance of all its assets.
- 1.4 Since then the Authority has reviewed the Asset Management Strategy and also reviewed the level of mooring provision that it is appropriate for the Authority to continue to provide. This review was informed by a member workshop which concluded that, if possible, the Authority should continue to maintain a policy of no net reduction in mooring length although a number of sites were identified by the workshop as not being a high priority to maintain. It should be noted that while there was some appetite for trying to increase

the number of free moorings the mooring workshop did not recommend that the Authority should seek to take on new mooring sites if the acquisition of those sites would result in an increase in its piling responsibilities. But members did consider that the Authority should consider acquiring sites if there was no piling liability connected to them. Subsequently the Navigation Committee was consulted on an action plan for the maintenance of the Authority's mooring assets and the action plan was adopted by the Broads Authority at its meeting on the 21 November 2014. Additionally an annual budget of £150,000 was allocated to cover the costs of maintaining the Authority's piled assets into the future.

- 1.5 In October 2015 the Navigation Committee also considered a report on demasting mooring provision and identified that the high priority sites for demasting mooring provision were at St Olave's Bridge, Ludham Bridge and Acle Bridge. However the Committee did not recommend that budget should be allocated to provide facilities at these sites.

## **2 Need for a review of the asset management action plan for piled sites**

- 2.1 A number of things have changed since the adoption of the action plan and officers consider that a review of the plan should be carried out. First, a number of the sites identified for repiling in the action plan have been subject to lease negotiations since the plan was adopted and will no longer be maintained as moorings by the Authority. For example the landowner of the moorings at Woodbastwick and Perci's Island has given the Authority notice to terminate those leases so they will need to be removed from the action plan. Additionally a number of sites are subject to ongoing lease negotiations and the continued inclusion of these sites in the action plan is dependent on the successful renegotiation of those leases.
- 2.2 Members will recall that they gave officers strong advice that the Authority should not considered entering leases that required the payment of annual fees higher than those recommended by our property advisers and this clear advice is informing our negotiations on those leases. The table at Appendix 1 identifies the mooring sites where action is required regarding repiling or lease renegotiation up to 2027. The sites highlighted in red on the table are those where the Authority's lease will definitely come to an end and those highlighted in amber are those that will be subject to lease renegotiation.
- 2.3 Second, the assessment that £150,000 annually was the figure required to maintain the status quo was based on the typical contractor costs and prices for steel and materials in 2013/14. It is considered advisable that these costs should be regularly reviewed to take account of changes in tender prices received by the Authority and significant fluctuations in the price of steel to ensure that the budget is sufficient for the future.
- 2.4 It should also be recognised that the piling at a number of sites including Burgh Castle, Cantley, and Somerleyton is the responsibility of the Environment Agency (EA). Further, the EA is currently seeking to pass on liability for piling that is no longer required for flood defence purposes to the

owners of the land behind the piling frontage. Members had requested an update as to how those negotiations were proceeding and officers have therefore asked the EA if it would be possible to provide some information about the amount of piling that will be transferred to private landowners and what its plans are for carrying out maintenance or repiling works at 24-hour mooring sites like Cantley and Burgh Castle where it has confirmed that it will still retain responsibility for the piling.

- 2.5 Clearly the Authority needs to ensure that its asset management plan is able to adapt to changing circumstances. Officers will therefore annually review the proposed repiling programme having taken account of the outcome of the various lease negotiations and the EAs proposals for sites.

### **3 Provision of New Moorings**

- 3.1 As mentioned in paragraph 1.4, previous advice from members was that, while the Authority should attempt to increase the number of moorings it provides, the Authority should not seek to acquire sites for the development of new moorings that would add to its asset management liabilities. In practice this means that only piled sites where the piling will remain the responsibility of the EA or others can be considered for the development of new moorings. Given that members also consider that, as a minimum, the Authority should seek to maintain its current number of moorings there is clearly a need to identify possible new sites to replace any that are lost due to failure to negotiate appropriate lease terms. Moreover, the recent stakeholder surveys commissioned by the Authority also highlighted the importance of moorings for boat owners, the hire boat industry and visitors. Officers have therefore initially taken the approach of identifying sites that would improve mooring provision but not add to the repiling burden for members to consider.
- 3.2 However, it should be recognised that if sites are lost because of lease issues the Authority would also lose the responsibility for repiling those sites. This does give some potential for taking on new sites that come with repiling responsibilities but only if they replace any lost sites on a like for like basis. The difficulty is that in many cases officers will not know the outcome of lease negotiations for some time and therefore this assessment can only be carried out on a case by case basis as lease negotiations are concluded.
- 3.3 Having considered potential sites, officers have identified two possible locations for the development of new moorings which would give the Authority no additional piling maintenance liability. These are at Rockland Short Dyke and Berney Arms. In the case of Rockland a mooring in Short Dyke would add to the number of visitor mooring on the southern rivers and if a greater length of mooring were managed by the Authority at Berney Arms it would allow for the management of the site to ensure that moorings are available for vessels waiting to cross Breydon Water. In both cases the landowner is willing to consider giving a lease to the Authority and officers would therefore recommend that formal negotiations should take place to see if there is scope for acquiring the sites. At Rockland officers consider that a lease for approximately 150m of frontage should be considered while at Berney Arms it

would be possible to consider leasing a greater length as the site is already managed as a mooring so minimal works would be required to set it up as a Broads Authority 24-hour mooring.

#### **4 Conclusions**

- 4.1 It is crucial that the Authority's asset management action plan for piled sites is reviewed regularly if the Authority is to continue to provide quality visitor moorings at an acceptable level. This report identifies ways in which the plan can be adapted to respond to changing circumstances and identifies potential sites for mooring development.

Background papers: Nil

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Broads Plan Objectives: NA5, TR2

Appendices: Appendix 1 Asset management action plan for piled sites up to 2027

**APPENDIX 1**

Asset	Length	Life end	Lease end	Action date	Piling - Program me Year	Workshop priority	Comments
Deep Dyke	193	2018	Oct-14	Oct-14	2019	1	Currently negotiating new lease - repile 2018
Deep Go Dyke	112	2022	Oct-14	Oct-14	2021	2	Currently negotiating new lease
White Slea	25	2022	Oct-14	Oct-14	2022	2	Currently negotiating new lease, Potential to not repile but replace with pontoons
Cockshoot Dyke	149	2015	Oct-14	Jul-15	2016	1	Repile 2015 - re-negotiate lease
Loddon Staithe	82	2050	Man Agr	Oct-15	2054	1	SNDC cost
Hoveton Viaduct	319	2015	Sep-19	Nov-15	2017	2	Currently negotiating reduced length obligation to pile
Barton Turf	41	2040	Jun-26	Nov-15	2036	1	Renegotiating new lease
Paddy's Lane	156	2045	holding	Nov-15	2044	1	Currently re-negotiating lease
Bramerton Common	188	2045	Jun-16	Nov-15	2042	1	Currently re-negotiating lease
Rockland St Mary Staithe	81	2050	holding	Jul-15	2052	2	Awaiting outcome of negotiations with RSPB re Rockalnd Short Dyke
Ludham Bridge demasting	20	2015	Licence	2015	2016	1	No licence granted - exited from site
Boundary Farm (Extension), Oby	150	2025		2015	2023	1	Awaiting outcome of negotiations for new 99year lease - currently closed
Boundary Farm, Oby	150	2025		2015	2024	1	Awaiting outcome of negotiations for new 99year lease - currently closed
Thurne Mouth	118	2025	F/H	2015	2025	1	Awaiting outcome of negotiations for new 99year lease - currently closed
Catfield Staithe	36	2030	Nov-16	Nov-16	2027	3	
Thorpe Green	226	2032	Jan-17	Jan-16	2030	3	Give notice to terminate lease
Norwich Yacht Station	507	2025	Man Agr	Mar-16	2027	1	Negotiating with NCC now for next season
Great Yarmouth Yacht Station	535	2030	Man Agr	Mar-16	2028	1	Negotiating with GYBC now for next season
Woodbastwick	93	2019	Jul-16	2016	2020	2	Lease expires - land owner has given notice to terminate
Horning Island/Percis Island	49	2038	Jul-16	2016	2036	2	Lease expires - land owner has given notice to terminate
Aldeby Hall Staithe	44	2045	Mar-17	Jul-16	2041	2	
Cantley	131	2023	Mar-17	Mar-17	2022	1	EA cost as part of flood defences
Burgh Castle	139	2015	Dec-17	Dec-17	2018	1	Annual licence for 5 years- piling at EA cost
Horning Marshes	225	2060	Nov-19	Jan-19	2060	1	Check EA position
Horning Parish Staithe	101	2045	Mar-20	Jul-19	2041	1	
Brundall Church Marsh	40	2042	Jan-21	Jul-20	2039	1	
Somerleyton	140	2053	Jul-25	Jan-25	2055	1	Part EA cost
Ranworth Staithe Dinghy Dyke	50	2019	F/H	2020	2020	1	Timber piling
<i>Ludham Fieldbase basin</i>	80	2020	F/H	2020	2021	1	
Potter Heigham Dinghy Park	60	2020	F/H	2021	2021	1	Replace with dolphins
Potter Heigham Demasting	15	2022	2085	2022	2022	1	Check EA position
Dilham Staithe	50	2023	F/H	2023	2022	2	
Worlingham Staithe	30	2025	F/H	2023	2023	1	
Chedgrave Common	39	2040	2023	2023	2036	2	
Turntide Jetty	102	2025	F/H	2025	2025	1	Removal of hazards
Potter Heigham Repps Bank	145	2025	2085	2026	2026	1	negotiate with EA
Potter Heigham Martham Bank	144	2025	2085	2027	2027	1	negotiate with EA