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From  
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Our Ref: SH/RTC/Harbour

Dear Saskia

### **Proposals for the future management of Ryde Town Harbour**

Thank you for your expression of intent which I have read with great interest. Following our informal meeting at your offices, I confirm the council is now happy to consider you as a 'special purchaser' for Ryde Harbour and I have asked officers to meet with you as soon as possible.

I have amended my delegated paper to reflect this and have attached a copy for your information.

This revised report recommends that in granting Ryde Town Council (RTC) 'special purchaser' status the Isle of Wight Council (IWC) offers you a period of three months from 1 November for you to prepare a full business case for consideration.

We are seeking to put a time frame on this work, as we would hope to come to a prompt decision in helping us to secure the long-term future of both Ryde and Ventnor harbours.

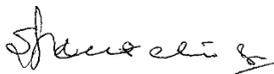
We would recommend that the business case should include those requirements shown in the table below.

These requirements, as I am sure you will appreciate, are important to the IWC to ensure a credible and sustainable plan is in place for the handing over the facility to the town council – and, of course, to avoid those circumstances where the harbour and its responsibilities might revert back to the IWC. The Isle of Wight Council also has a duty to ensure it seeks Best Value and this process will allow it to demonstrate that.

To help the process and to deal with any questions you may have, I will ask officers to meet with you to discuss the requirements of the business case.

In the meantime, if you require any further information please feel free to contact Sean Newton by email: [sean.newton@iow.gov.uk](mailto:sean.newton@iow.gov.uk), or telephone 01983 821000, ext: 8715.

Yours sincerely



Cllr Stuart Hutchinson  
Deputy Leader and Cabinet Member for Resources

**Ryde Harbour Transfer – Summary Requirements**

1.	To provide for a full repairing long lease with a development clause agreed with the IWC for the harbour, associated land and the hospitality suite.
2.	To provide a management plan to include TUPE arrangements.
3.	To provide a full business case, which will need to be independently assessed to provide the council with the security that the business will continue and support its ongoing commitments and costs.
4.	To provide an engineering report from an appropriately qualified engineer on the condition of the harbour arm and how the RTC intends to cover the cost of its repair and replacement over the period of the lease.
5.	That the harbour is maintained as an operational leisure harbour with at least 80 per cent of its mooring available for leisure use.
6.	That any consideration for the provision of adjacent land takes into consideration the loss of current and future income to the IWC.
7.	That working jointly with the council, the harbour and any adjacent land assets are valued by an independent valuer in order for the IWC to meet Section 123 of the Local Government Act best consideration requirements.
8.	Demonstrate that you will meet all relevant legislation including but not limited to health and safety, statutory compliance, environmental and maritime.
9.	Maintain navigational access to dredge the harbour and remove seaweed dredged presenting any environmental hazard. To provide an up to date bathometric survey and dredging plan including costs to sustain navigable access to the harbour.
10.	Maintain the navigational lights and buoys in the Harbour approaches to meet the requirements of Trinity House.
11.	Provide a right of access to the public across any additional pieces of land, if acquired.
12.	Set out how you will manage the public slipway.
13.	Be prepared to undertake responsibility for the section of Monktonmead outfall under the harbour arm and within the harbour to ensure that all Environment Agency requirements are met.
14.	Lamp columns – these form part of, and are currently funded through, the PFI contract and are inspected/maintained by Island Roads. Upon transfer these would be removed from the PFI contract and the operator would be responsible for inspection, maintenance and all costs
15.	Electricity supply – the council has a metered supply for the harbour office; this is with SSE. The account would be transferred to the new operator
16.	Water supply – the council has an account for water supply to the pontoons with Southern Water. The account would be transferred to the new operator.
17.	Litter bins –the emptying of the bin’s forms part, and is currently funded through, of the PFI contract. Upon transfer these would be removed from the PFI contract and the operator would be responsible for maintenance, emptying and all costs
18.	Benches – these are provided and maintained by the IWC, but no contract is in place. Responsibility would transfer to the new operator
19.	Wheelie bins – these are currently provided by Biffa and form part of the council’s corporate contract. Responsibility would transfer to the new operator
20.	Street cleansing – this forms part of, and is currently funded through, the PFI contract. Upon transfer to a new operator these would be removed from the PFI contract and the operator would be responsible for cleaning and all costs