

## **APPENDIX C**

### **To receive a report on the condition of the pontoon and consider any actions and associated expenditure.**

**Report to:** Services Committee

**Date of Report:** 5 February 2025

**Officer Writing the Report:** Finance Officer

### **Officers Recommendations**

The committee members are asked to consider an initial expenditure of £26,450 plus VAT for necessary inspection works. However, it is important to note that our insurers have indicated it is highly unlikely that any valid claims will be accepted due to poor maintenance. Additionally, it is estimated a further outlay of £30,000 to £40,000 to complete the repair works.

Budget available to spend is £9,733 therefore drawing from General Reserves will need to be considered.

Despite these financial considerations, the Town Council remains committed to providing a ferry service for Saltash residents. We believe this service is essential for the community and are dedicated to ensuring its continuation and work towards maintaining and improving the town council's infrastructure.

Please note: the Jubilee Pontoon meets the following strategic priorities:

- Travel and Transport
- Recreation and Leisure
- Boosting Jobs and Economic Prosperity

## **Report Summary**

Jubilee Pontoon was estimated to be built around 2006 by Docking Solutions Totnes. Underhill took over the maintenance in 2016 and they believe it was around 10 years old with an estimated life span of 25 years. However, other advice tells us that the life span of a pontoon can be longer with good consistent maintenance.

In 2016 Underhill carried out extensive maintenance works, including sand blasting back to bare metal, painting with marine grade paint, replacing the anodes. Underhill commented that the pontoon was virtually new at that point.

Underhill recall a maintenance schedule created back in 2017 and will have to search the archives. They remember suggesting an interim survey every 5 years to take out of the water to clean the marine life, repaint and replace anodes. They also recommended 12-month maintenance schedule – pressure wash including the brow and a basic visual inspection. This is likely to increase the lifespan of the pontoon.

Further to that, they also recommended each time the pontoon is lifted out of the water to scrap off marine life as this weighs down the pontoon and cause damage to the metal support. Pressure wash and repaint with marine grade paint and replace the anodes. Also, pressure test the pontoon. This work can be done section by section on the slipway.

In Underhill opinion the damage is due to impact and not wastage from poor maintenance. Underhill have now confirmed the repair cost are likely to be between £20k - £25k but until a full assessment is carried out its hard to estimate. The relaunch cost is estimated to be around £15k.

Storm Darragh caused severe damage to the pontoon, making it unsafe and requiring it to be closed to all users for the foreseeable future. All berth holders and trusted members have been informed of the situation and updates have been shared on social media posts to keep the residents of Saltash informed. The Service Delivery team secured the site due to health and safety concerns.

An insurance claim has been submitted, and further inspection is required to ascertain if the damage is due to poor maintenance or storm damage. This will be phase 1 and

the cost quoted £26,450 + VAT. The insurance underwriters have stated STC are required to bear this cost before any claim can be agreed.

Phase 2 will be to carry out the repairs at an estimated cost between £30,000 and £40,000 + VAT

**Note: At the time of the claim the pontoon is insured for £250,000 with a policy renewal date of 13 December 2024. The insured value has increased to £350,000 for the 2025/26. The excess amount payable is £500.**

### Report Images



## Timeline

### 8 December 2024

- Severe damage to pontoon caused by Storm Darragh

### 9 December 2024

- ASDM contacted specialist engineering company to carry out audit and advise of any structural damage
- Finance Officer reported damage to insurer and filed claim

### 20 December 2024

- Storm damage and survey report received, see **Appendix A**
- Quotation for phase 1 - removal of pontoon to shoreside and undertake a survey - **£26,450 + VAT (quote valid for 30 days)**
- Phase 2 – repair work (**approximately £30k to £40k**). The specialist engineering company are unable to confirm the cost until phase 1 has been completed.

### 15 January 2025

- The insurers appointed a marine surveyor who attended the site on 15 January 2025. See **Appendix B** for the damage inspection report dated 21 January 2025. Highlights below:
  - Section 3 Cause 3.1 There is damage caused to the pontoons that is a result of the storm. However, there are maintenance issues that need to be addressed and require the pontoon to be docked.
  - Section 6 Conclusion The pontoon has been damaged in the storm but no repair estimate has been provided. It needs to be lifted and assessed to determine the works needed. However, the pontoon is well overdue docking for maintenance. **Because of this, the preparatory, towing and inspection cost of £26,450 is advised as being for the insureds account.**

- **Based on the surveyor's report, it is highly likely that Saltash TC will be liable for all the works due to the lack of maintenance over a prolonged period of time.**

## **24 January 2025**

- Email received from the insurers.

"Whilst the marine engineer report confirms that there has been some damage to the pontoon as a result of Storm Darragh, our surveyor has advised that the pontoon has not been lifted for some 7-8 years and it is possible that some of the problems you are now experiencing are maintenance issues rather than the result of a single incident of storm.

In all of the circumstances, underwriters will require you to bear the initial cost of lifting and assessing the pontoon yourselves, at a cost of £26,450.00, plus Vat. However, we think it would be useful if our assessor could also be in attendance at the initial inspection on dry land, in order to establish what damage is storm related and what can be attributed to poor maintenance."

## **5 February 2025**

- Meeting held between SDM, specialist engineering company and Cornwall Maritime. The proposed site for lifting the hammerhead and berth sections to land for further inspection is the Jubilee sailing club parking area, see image below.
- Phase one is to clean, test and assess the damage to the hammerhead section and to provide a report with associated quotes to follow. Phase two if agreed, would be to undertake the repair work which would need to be carried out under an enclosed protective covering for safety to avoid any welding debris causing damage to the surrounding parking and pavement areas.
- The second berth section of the pontoon would also need to be lifted onto land for the same process, testing, repairs, and associated quotes. This is due to damage to the main joint section (T) and the twisting of the rise and fall walkway at the pivot point.

The berth fingers also need to be tested, with any repairs reported.



- The specialist engineering company estimates the work will take around three months, though it may take longer depending on the extent of repairs. Cornwall Maritime will need to consider this when agreeing to use the parking area, as it could impact its availability for any events held in this area.



### **Next steps**

The pontoon berths are required to be lifted to dry land for further inspection. This action is contingent upon STC approval of the initial expenditure of £26,450 + VAT. Please note that there is no guarantee that the insurer will cover this amount.

### **Lease Details**

Saltash Town Council has a Tenancy at Will with Cornwall Council which states

3.5 If the Pontoon or any part of it is damaged or destroyed, the Tenant shall reinstate or rebuild the Pontoon in a manner equivalent to the Pontoon before the damage occurred.

See **Appendix C**

The following question has been posed to Cornwall Council:

Would Cornwall Council insist on the pontoon being repaired or is there an option for Saltash TC to arrange for the pontoon to be scrapped or disposed of?

Currently awaiting a response.

## **Maintenance Records**

Cornwall Council commissioned a survey on 27 July 2015. See **Appendix D**

### Section 7. Summary of Inspection

8. Recommendation - Carry out full refurbishment of tube sections to extend working lifespan. (Clean, shot blast, weld repairs, marine coatings, cathodic protection system – The Survey company have recently carried out these same works for another Local Authority)

Underhill have confirmed that Cornwall Council commissioned extensive works (recommended in the survey) to be undertaken in 2016 – See **Appendix E**

Saltash Town Council commissioned Underhill to undertake various maintenance work – See **Appendix F**

We also commissioned maintenance work as follows:

- January 2022 Remove deck boards, pressure wash, supply & fit new boards. Replace anti-climb wing panels, refit side boards. Remove shifted deck boards, replace and secure shifted deck boards. Replace timber framework on gantry decking
- June 2022 Remove deck boards and replace damaged frames. Replace new fender boards and steel frame.
- January 2024 Replace decking to gantry walkway
- July 2024 Replace lighting on gantry walkway

Saltash Town Council Services Department undertakes visual inspections. They conduct three checks each day. This would mostly cover boats moored or using the pontoon.

However, they also inspect the surface side condition of the pontoon once a week checking other elements listed on the sheet – **Appendix G**. Photos are taken for our records.

If any issues to the condition of the pontoon are seen, staff add them to the report in the bottom section along with any supporting photos.

This will then be logged into a job to do. There is currently one listed for the bumper boards around the edge of the hammer head which will now hopefully be replaced with repair work.

### **Financial Regulations/ Procurement Threshold**

- For contracts greater than £3,000 excluding VAT the RFO shall seek at least 3 fixed price quotes

The cost is subject to the approval of the insurers who will authorise a specialist contractor to carry out the repair work.

### **Budgets**

**Budget Codes:** 6584 SE EMF Pontoon Maintenance Costs

**Budget Availability:** £9,733

**Committed Spend:** No precept budget set for 2025/26

**Signature of Officer:**

Finance Officer