

# Public Document Pack

## **Argyll and Bute Council** **Comhairle Earra Ghaidheal agus Bhoid**

Customer Services  
Executive Director: Douglas Hendry



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10 April 2012

### **SUPPLEMENTARY PACK**

#### **OBAN LORN & THE ISLES AREA COMMITTEE - WEDNESDAY, 11 APRIL 2012**

I attach herewith finalised report relating to Item 5(b) Clan MacLean; and reports relating to items 6(b) and 8(b) which were not available previously.

Douglas Hendry  
Executive Director – Customer Services

### **BUSINESS**

#### **5. COMMUNITY SERVICES**

- (b) **Third Sector Grants Scheme**  
Report by Laura Macdonald, Community Development Officer (Pages 1 - 2)

#### **6. DEVELOPMENT & INFRASTRUCTURE**

- (b) **Marine issues - Quarterly Update**  
Report by Martin Gorringer, Marine and Airports Manager (Pages 3 - 6)

#### **EXCLUSION OF THE PRESS AND PUBLIC**

The Committee will be asked to pass a resolution in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973 to exclude the public for items of business with an “E” on the grounds that it is likely to involve the disclosure of exempt information as defined in the appropriate paragraph of Part I of Schedule 7a to the Local Government (Scotland) Act 1973.

The appropriate paragraph is:-

**E1 - Paragraph 9** Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.

#### **8. ACQUISITION / DISPOSAL / LEASING OF PROPERTY**

**E1 E1 (b) Snack Bar Site - Ganavan**

Report by Hugh Blake, Estates Surveyor (Pages 7 - 8)

Councillor Gordon Chalmers  
Councillor Louise Glen-Lee  
Councillor Neil Mackay  
Councillor Elaine Robertson

Councillor Mary-Jean Devon (Vice-Chair)  
Councillor Duncan MacIntyre (Chair)  
Councillor Roderick McCuish

Contact: Jane Gillies, Area Governance Assistant - 01631 567901



**2 Financial Check – Have you checked the Organisation is:**

a)	Has passed financial check	Yes	√	No
b)	Fully constituted	Yes	√	No
c)	Has submitted a bank statement for all bank/savings accounts	Yes	√	No
d)	Has submitted audited/signed accounts (or signed financial projections if a new group).	Yes	√	No
e)	Within 50% of the costs for the project/activity	Yes	√	No
<b>Additionally, for Events and Festivals, have you checked the Organisation has:</b>				
g)	A viable business plan	Yes		No √
h)	A marketing plan for the activity	Yes	√	No
i)	A previous event budget	n/a		
j)	A planning framework with clear ownership, responsibility and liability for the event	Yes	√	No
k)	Evidence of appropriate insurance coverage	Yes	√	No
l)	Compliance with all relevant legal and licensing requirements	Aware of licensing requirements		
m)	Letters of support from other funders or local organisations	Yes		No √

**3 General Criteria**

a)	Is the activity non-political?	Yes	√	No
b)	Is the project consistent with Council priorities?	Yes	√	No
c)	Does the project have open membership?	Yes	√	charges
d)	Have sponsorship agreements been checked?	n/a		
e)	How many people overall will benefit from this grant?	800		
f)	Is the organisation well established?	Yes	√	No
g)	Have you identified any training needs for the organisations committee or volunteers?	Yes		No √
h)	Does the organisation have volunteer training in place?	Yes		No √
i)	Have you confidence in their ability to deliver a service?	Yes	√	No

**4 Policy and Procedures**

a)	Have you checked that the organisation, particularly if they work with children under 18 or vulnerable adults have a Child Protection Policy or are compliant with the VPG. If No, can you refer to Children and Families Section, SW?	n/a		
b)	Clear recruitment policies	Yes		No √
c)	Ongoing training and support for volunteers	Yes		No √
d)	A code of conduct for staff and volunteers	Yes		No √
e)	A Code of Good Practice	Yes		No √
f)	An Equal Opportunities Policy	Yes		No √
g)	A Policy for Managing Confidential Information	Yes		No √
h)	Grievance Procedure for staff and volunteers	Yes		No √
i)	A Disciplinary Procedure for staff and volunteers	Yes		No √

Signed: Laura Macdonald  
Date: 8/2/2012

Designation: Community Development Officer

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**ARGYLL AND BUTE COUNCIL****OBAN LORN AND THE SLES  
AREA COMMITTEE****11 APRIL 2012**

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**DEVELOPMENT AND INFRASTRUCTURE SERVICES**

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**MARINE SERVICES UPDATE**

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**1. SUMMARY**

This report provides an update on current issues in the Oban Lorn and Isles area.

**2. RECOMMENDATIONS**

That Members note the contents of this report with the exception of item 3.3 where Members are invited to approve taking forward the development of plans to construct a new waiting room facility on Luing.

**3. North Pier**

The new Harbour Master, Vicki McKenzie, has been appointed and is already making the necessary contacts with regular users of the Council facilities. She has successfully completed her training as a Port Facility Security Officer which is essential for the Council to continue accepting the international vessels largely represented through the cruise industry. Vicki has also been introduced to the three Council operated ferry services in Oban, Lorn and the Isles and will be responsible for the day to day management of these services.

In respect of the management of the pier, the proposal to relocate the bin and waste oil store is in hand and works should be complete before Easter this includes the lockable bollards which will be operated by Council staff and the Emergency Services.

**3.1 Cruise ships**

This year there has been considerable interest in visiting Oban. A meeting with the principal shipping agents, who are in regular contact with the Harbour master, is being arranged and other key stakeholders will be invited such as the tour operators and the Police. There are a total of 29 ships that have registered an interest many of which will sail to Iona as part of their itinerary. The Council is aware of the 2013 celebrations on Iona in honour of St Columba and preparations are in

hand to address the continuing problem with the ferry slip which has exposed reinforcement causing difficulties for the ship.

The Council is a member of Cruise Scotland and a number of other members recently attended Miami to meet with cruise lines that are looking to expand their itineraries to include Europe. It is anticipated that the Council will be attending the trade show scheduled to be held in Hamburg in 2013. This is an opportunity for Argyll and Bute to market both the facilities that can be offered and the County as an exciting destination.

### **3.2 Pontoons**

The proposals to construct pontoons that will act as a step ashore facility are in the process of design. There is a requirement to undertake geotechnical investigations and the consultant is establishing if there is any information on previous wave climate studies, environmental and or ecological investigations. This, coupled with the requirement to understand the coastal topography will lead to a competent design that will be fit for purpose. Once this process is complete and has been accepted by Members, implementation will be subject to procurement through the normal procedures. It is anticipated that this will lead to the facilities being available for the start of the season in 2013. There have been enquiries from Kerrera Marina in respect of their potential use of these facilities and it has been confirmed that they will be open for public use and managed by the Harbour Master.

### **3.3 Luing waiting room**

The most recent Luing Ferry Users Group has requested that Members be made aware that the Community desire a replacement waiting room facility on Luing. The ideas discussed were for the building to include toilets, welfare facilities for the crew and allow for the potential for a gift shop/cafe. The replacement waiting room for Cuan has been procured and it was expected to be in place before the end of March. However, when preliminary works commenced for servicing the building, ownership of the land was disputed and this is currently being investigated by Legal Services.

### **3.4 M V Belnahua Refit**

The annual refit for the M V Belnahua has been tendered and won by Corpach ship yard. There are significant re-plating works to the deck required this year and the refit is scheduled to take five weeks. The relief vessel will be the Grey Dog and provided there are no significant emergent works identified once the vessel is in dry dock then the vessel should be back in service prior to the summer sailings.

### **3.5 Craignure Passenger Access System**

The ownership and statutory duty to maintain the Passenger Access System (PAS) have both been challenged in recent months and having taken legal advice a response has been sent to the Minister Keith Brown, which clarifies the Council's position.

The PAS was originally installed by Caledonian MacBrayne and transferred to CMAL in 2009. The present temporary system was installed by CMAL and is considered to be fit for purpose. It has all the relevant certificates in respect of dynamic and static load tests and electrical safety. Maintenance of the PAS is undertaken in accordance with the maintenance requirements as set out in the O&M manual for the PAS, held by CMAL.

In the meantime and with regard to the Scottish Government's draft ferries Plan, Council officials have met with officers of Transport Scotland and CMAL to discuss future infrastructure planning. If a new PAS is to be procured for Craignure, then the earliest it could be brought into operation without disrupting Mull's summer tourist economy would be Spring 2014. The lead time for procurement to achieve this date is in the order of 15 -18 months which dictates that any decision regarding what is required and how it will be funded has to be taken by October 2012.

### **3.6 Barge in Oban bay**

The barge situated on a mooring within Oban bay belongs to North West Marine Ltd. It is legitimately moored but the owners are conscious of previous attempts to relocate it were never concluded. The owners have made it clear that they are prepared to relocate provided there is assistance with funding and that a suitable site is found. The principal difficulty is identifying a suitable site. They have also offered to refurbish the barge although such work would certainly attract attention from SEPA.

## **4 IMPLICATIONS**

Policy	Change to restrict access to the North pier
Financial	Increase in income for piers and harbours
Personnel	None
Legal	None
Equal Opportunities	None

For further information please contact Martin Gorrings, Marine Manager  
(01546604656)  
Development and Infrastructure Services

03 April 2012

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