

MILFORD HAVEN PORT AUTHORITY

MINUTES OF 152nd BOARD MEETING
HELD AT MHPA OFFICES GORSEWOOD DRIVE
AT 0930 FRIDAY 22nd JULY 2011

Present:

In Attendance:

64. APOLOGIES FOR ABSENCE

65. DECLARATIONS OF INTEREST

A handwritten signature in black ink, appearing to read 'Andy Benson', is located in the bottom right corner of the page.

66. MINUTES OF PREVIOUS MEETING

67. MATTERS ARISING

68. SAFETY

Safety

The decking at the Marina is in the process of being replaced and regular inspections are undertaken with any defects reported and acted upon.

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Incidents

Alan reported that the two Port Incidents are leisure related and of the 10 Near Misses 50% are also leisure related.

A handwritten signature in black ink, appearing to be 'JLB' or similar, located at the bottom right of the page.

Security

69. MAY AND JUNE 2011 RESULTS

64B

Gas volumes have fallen over the summer but it is expected that volumes will go up later in the year, replicating the pattern of the first quarter.

The Chairman suggested that Pembroke Power Station is a potential upside which is not in the forecast. The hot commissioning of the power station (which will involve burning gas) is expected to start later in the year and when commissioned, the volume of LNG arrivals should increase.

Pensions

70. CHIEF EXECUTIVE'S REPORT

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Pembroke Port

Plans are also underway to secure RWE business for the construction and maintenance of the Bristol Channel wind farms. The Chairman explained that any deal would be based on the principle of RWE leasing the whole of the Gate 1 site. The port would also earn pilotage and conservancy charges from vessels using Gate 1.

PDFT

Marina

Charitable Groups

Pembrokeshire County Council Meeting

PCC do not want to move with the Blackbridge project until they see a viable costed business plan from a developer. We pointed that a key ingredient of such a plan was the holding cost (either purchased or leased) of the Blackbridge site. As yet this is still an unknown quantity. However, they are going to give more thought to this.

Dick informed that RWE gave a presentation to Pembrokeshire and Carmarthen County Council, indicating their Atlantic Array plans, and PCC has since informed Dick that they will support us on this project.

71. MARINE REPORT

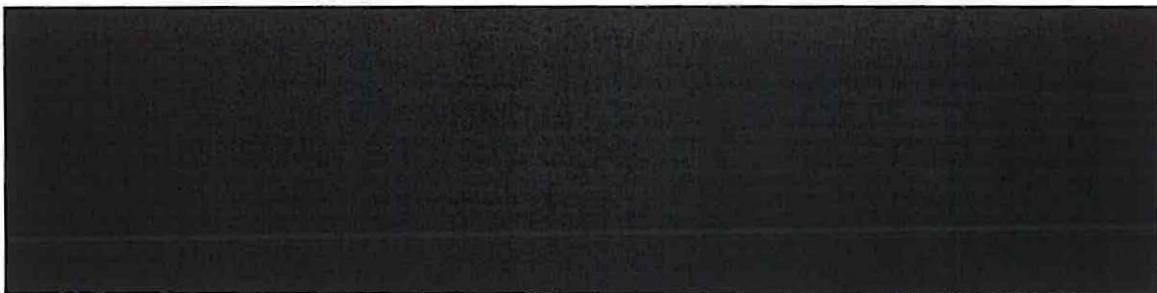
LNG

A LNG mooring line failure had occurred the previous day, during a berthing operation, and is not connected directly in the same way as previous problems.

Pilotage

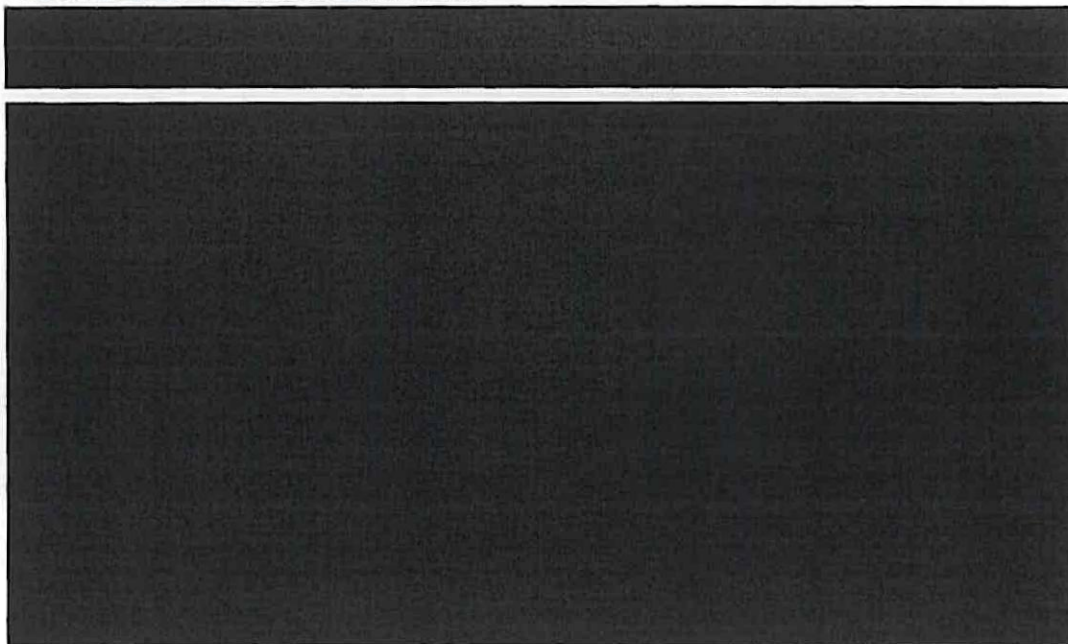
72. MARKETING REPORT

Paper No. 43/11 was received and noted.



413

The Government's White Paper entitled 'Electricity Market Reform' published on 12th July 2011 is looking positive. The Government's Strategic Document, which will clarify bio energy strategic plans, is due in October.



73. ENGINEERING REPORT

Procurement Manager

Energy Development Manager

Tim James, newly appointed Energy Development Manager, is well ahead with the solar panel contracts. Of the tenders returned, three contractors will be interviewed.

Urgent Works

During a dive survey on the MHPA jetty, a crack at the head of one the piles was noted. The piles are designed so that one can be taken out for repair without any effect on operations.

Milford Dock Lock

The new lock will be formally announced at the Marina's 20th anniversary celebrations planned for 20th August 2011.

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Andrew advised that early contractor involvement will be taken up so that the contractor is part of the physical design.

The lock will be fitted without any interruption to service.

As part of the terms for the grant, all money must be expended before the end of 2013.

Mid Channel Rock

In answer to Paddy's query, Andrew confirmed that there would be an impact on the estimated cost to MCR repairs since the sample taken was of sound quality and therefore costs will probably be less.

74. HR REPORT

Pensions

75. PEMBROKESHIRE MARINE GROUP REPORT

Paper No. 46/11 was received and noted.

Alec reported that the Authority is driving a process for planning and developing MHPA's property assets around Milford and Gorsewood Drive. PMG's paper has some aspirational artists' impressions of development on the dock wall. Alec indicated that these pictures should be disregarded.

Planning consultants have been appointed to identify how all MHPA's waterfront properties can be organically and commercially developed.

Janet commended the Marina's new website and its professionalism. Alec advised that this has been driven by Anna Malloy, MHPA's PR & Communications Officer, and her team.

Anne reminded Members that the visual impact of the sea was an important factor of the Marina and that this should be borne in mind with regard to any plans which could restrict riverside views... Alec accepted this but reminded Members that the Marina Sea Wall is probably the single most valuable piece of estate MHPA own at the moment.



76. POLLUTION BOATS

Paper No. 47/11 was received and noted.

Mark reported that the decision to sell "Sea Mop" would be reviewed after the refit of "Sea Sweep". Mark is currently researching a state-of-the-art new build to possibly replace both vessels.

RESOLVED:

SUBJECT TO REACHING AGREEMENT OVER A NEW CONTRACT WITH THE OIL COMPANIES THE FOLLOWING WERE APPROVED:

- (a) We reduce from three pollution control vessels to two;
- (b) The 'Sea Sweep' is refitted at a cost of some £280K;
- (c) Once satisfactorily completed, the 'Sea Mop' is considered for disposal;
- (d) The new contract with the oil companies to be co-terminus with the estimated life span of the refurbished asset - 10-15 years.

77. LONDON ROAD SITE ACQUISITION REPORT

Paper No. 48/11 was received and noted.

Members voiced concern over the acquisition of the site suggesting that there was no financial or strategic rationale behind this purchase, with Ray noting that since Gate 4 had been purchased only half of the planned developments had actually occurred.

Paddy advised that although a lorry park was a non starter, Nolan's were interested in opening a satellite base closer to the port.

Dick will investigate the possibility of relocating to London Road any businesses which will have to vacate Gate 1 if RWE take up the option for that site.

It was agreed to proceed with this purchase but to be mindful of the Authority's need to have an income stream from the acquisition as quickly as possible.

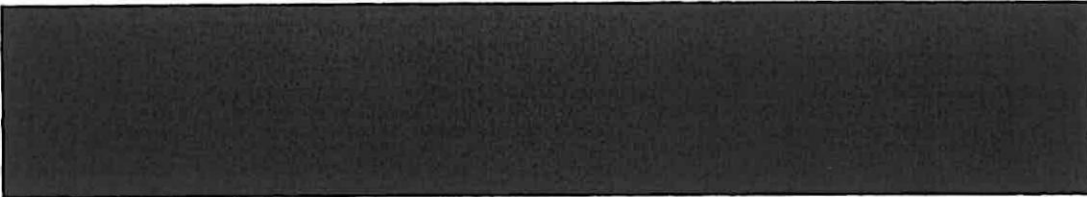
RESOLVED:

To approve the purchase of Atlantic Industries' property at London Road, Pembroke Dock, for debts owed to MHPA

78.

LB

Discussion followed on whether the purchase constituted a coherent site and what its potential was if Blackbridge does not go ahead.



Anne informed the meeting that there is a community license to pick daffodils on part of the site.

RESOLVED:

To provide a loan of approximately [REDACTED] pounds to MHPL for the sole purpose of the purchase of land at Waterston, Pembrokeshire from Waterston Developments Ltd, a subsidiary of 4Gas, and to approve the acquisition of the 4Gas land.

79. ANY OTHER BUSINESS

80. DATE OF NEXT MEETING

