



**SCHEDULE OF RATES AND DUES AT COMHAIRLE HARBOURS 2025/26**

Report by Chief Officer, Assets and Infrastructure

**PURPOSE**

- 1.1 The purpose of the Report is to seek the approval of a revised Harbours Schedule of Rates and Dues.

**EXECUTIVE SUMMARY**

- 2.1 The Schedule of Rates and Dues at Comhairle Harbours is reviewed annually, and this Report proposes a new scale of dues for the period 1 April 2025 to 31 March 2026.
- 2.2 It is proposed that there be a flat rate increase of 5.5 % across all sections of the rates and dues except for ferry operations. This increase is made up of the 3.5 % Retail Price Index (RPI) in August 2024, and a further 2% in recognition of Comhairle additional compliance and revenue constraints.
- 2.3 As part of an agreement with CalMac Ferries to enable budget planning, it was agreed that the increase in dues relating to ferry operations be relative to Consumer Price Index (CPI) at each October of the previous year. The CPI in October 2024 was 4.5% and it is proposed that this, plus 2% in recognition of Comhairle additional compliance and revenue constraints, be the increase levied to Harbour Dues for CalMac Ferries.

**RECOMMENDATIONS**

- 3.1 **It is recommended that the Comhairle agrees to a:**
- (a) flat rate increase of 5.5% across all sections of the Harbours Rates and Dues; and**
  - (b) 6.5% increase to harbour dues levied on CalMac Ferries Ltd.**

Contact Officer: Kenneth Morrison, Harbour Master ext. 320011  
Appendix: Schedule of Rates and Dues 2025/26  
Background Papers: Report to Comhairle, February 2024

## IMPLICATIONS

4.1 The following implications are applicable in terms of the Report.

<b>Resource Implications</b>	<b>Implications/None</b>
Financial	Harbour users will see a 5.5% increase in harbour dues. CFL would see a 6.5% increase for dues at ferry ports.
Legal	The Comhairle is empowered to levy dues under Section 26 (2) of the Harbours Act 1964 and Sections 25-33 of the Harbours, Docks and Piers (Clauses) Act 1847.
Staffing	The 3.41 FTE staff employed within Marine Services are fully funded through the harbour dues received.
Assets and Property	The maintenance of marine assets and property is funded from the Harbour dues received. There is significant investment required in the marine assets.
<b>Strategic Implications</b>	<b>Implications/None</b>
Risk	Ageing infrastructure.
Equalities	Consideration of equalities issues and compliance with legislation has been followed.
Corporate Strategy	In demonstrating compliance with the Port Marine Safety Code, Marine Services is working towards the outcome of strategic priority <i>“2.1.3 to ensure that economic investment, development and research is increased within the Outer Hebrides and people are provided with a safe, sustainable and healthy environment in which to live, work, visit or do business.”</i>
Environmental Impact	None
Consultation	Consultation held with Cal Mac Ferries to agree a suitable index linked increase.

## BACKGROUND

- 5.1 It is the duty of the Comhairle, as Harbour Authority, to take such steps from time to time as it may consider necessary or desirable for the conservancy, protection, regulation, maintenance, operation and management and improvement of:
- the harbour areas and the approaches thereto; and
  - the facilities afforded therein or in connection therewith.
- 5.2 An annual review of the Comhairle Harbours Schedule of Rates and Dues is undertaken by the Harbour Master. The Retail Price Index of August the previous year is used as the initial point of increase and that rate together with the financial requirements of the Comhairle are used to agree each years' Schedule of Rates and Dues. The Rates and Dues levied will be active from 1 April each year until 31 March of the following year.

## DETAIL

- 6.1 This Report sets before the Comhairle in its role as Harbour Authority the proposed increase in Harbour Dues of 5.5% for the financial year 2025/26 with the new scale of dues to be applied from 1 April 2025 to 31 March 2026.
- 6.2 The annual inflationary rate for the schedule of rates and dues is based on the Retail Price Index of August the previous year. There is also an additional 2% in recognition of Comhairle additional compliance and revenue constraints.

- 6.3 Since 2018, to allow for budget planning in regard to the Lochmaddy Pier Project, CalMac Ferries have paid their harbour dues in the form of an annual payment. Prior to this they paid for each berthing and for each passenger and vehicle which was based on the standard schedule of rates and dues.
- 6.4 To allow for Comhairle budget setting processes it was agreed that the October CPI of the preceding year would be basis for each year's index linked increases on harbour dues for the ferry service.
- 6.5 The CPI in October 2024 was 4.5% so it is proposed that the CalMac Ferries annual payment be increased by 4.5%, plus 2 % in recognition of Comhairle additional compliance and revenue constraints, for the period 1 April 2025 – 31 March 2026.

## **CONCLUSION**

- 7.1 The Comhairle, as Harbour Authority, is responsible for ensuring that charges levied for use of its Harbour facilities is sufficient to cover the Comhairle's duties as Harbour Authority.

APPENDIX - SCHEDULE OF RATES AND DUES 2025/26

**SECTION 1 – CONSERVANCY**

**A - Commercial Vessels including Charter & Dive Boats**

£

1	<b>For all cargo vessels</b> to or from any port on each occasion. each period of 1 week or part thereof- per grt	For	0.72
2	<b>For all tankers</b> to or from any port on each occasion. each period of 1 week or part thereof- per grt	For	0.56

3	Commercial vessels under 25m in length or when GRT is not known					
	<b>Vessel Length</b>	<b>Per Call</b>	<b>Annual</b>	<b>Vessel Length</b>	<b>Per Call</b>	<b>Annual</b>
	<6m	£53	£768	15-16m	£138	£1,573
	6-7m	£62	£891	16-17m	£149	£1,771
	7-8m	£70	£984	17-18m	£157	£1,771
	8-9m	£77	£1,184	18-19m	£167	£1,906
	9-10m	£85	£1,184	19-20m	£172	£1,906
	10-11m	£95	£1,349	20- 21m	£180	£2,145
	11-12m	£102	£1,349	21-22m	£188	£2,145
	12-13m	£106	£1,493	22- 23m	£194	£2,328
	13-14m	£118	£1,493	23-24m	£200	£2,328
	14-15m	£124	£1,573	24- 25m	£216	£2,500

**SECTION 1 – CONSERVANCY - continued**

**B - Fishing Vessels**

			£
1	<b>Fishing Vessel under 24metre Waterline Length per entry</b>	Per metre or part metre length	1.17
		Minimum charge per entry	11.58
		Ad Valorem per £ value on all landings	0.03
2	<b>Fishing Vessel under 24metre Waterline Length Annual Composition Rates</b>	Up to 6 metres	810
		6-7 metres	940
		7-8 metres	1,038
		8-10 metres	1,249
		10-12 metres	1,423
		12-14 metres	1,575
		14-16 metres	1,660
		16-18 metres	1,868
		18-20 metres	2,011
		20-22 metres	2,263
		22-24 metres	2,185
3	<b>Fishing Vessel over 24metre Waterline Length per entry Composition rates available by negotiation</b>	Standing charge per day	31.03
		Additional charge each grt over 50	0.56
		Ad Valorem per £ value on all landings	0.06
4	<b>Fishing Vessel laid up per week minimum charge 4 weeks</b>	Up to 6 metres LWL	14.5
		6-12 metres	21.73
		Each metre over 12	2.00
5	Rent of net bin storage area including use of bins per annum	+VAT	255

Open boats of traditional construction, irrespective of length may make application to have rates discounted by 5%

Vessels which qualify for composition dues may opt for periods of less than 12 months within the financial year.

Monthly charges are fixed at 10% of Annual Rate.

It is the responsibility of vessel owners or skippers to give prior notification to the Harbourmaster of the period for which they expect to be liable for dues. Failure to give such notification will result in vessels being billed at the annual composition rate.

N.B. Composition dues are payable in advance and are **NON-REFUNDABLE**

Above rates are applicable at all Class A Harbours.

Vessels which restrict activities to Class B and Class C Harbours may apply for discounted rates as follows:-

Class B Harbours - 85% of full rate

Class C Harbours - 70% of full rate

Any fishing vessel which has paid Composition Dues may call and land at any suitable Comhairle harbour during the period of validity of the payment. This does not cover the transportation of fish or shellfish, which have been landed at one port and are subsequently shipped to a second port. Such transportation is subject to the normal commercial rates or to a separately negotiated rate.

Note: Vessel Owners intending to lay up should contact the Harbourmaster to arrange suitable berth or hardstand.

**C - Fishfarm Vessels**

1	<b>Fish Farm Vessels</b>		£
		Up to 6 metres LWL	1,072.15
		Each metre length thereafter up to 24	122.37
		Wellboats and Live Fish Carriers over 24 metres waterline length per grt	0.76

**SECTION 1 – CONSERVANCY - continued**

**D - Private Leisure Craft not carrying goods or passengers**

£

1	Annual Berthage. All prices exclude VAT					
	<b>Vessel Length LOA</b>					
	up to 5m					£273
	5.01 to 6m					£292
	6.01 to 7m					£294
	7.01 to 8m					£320
	8.01 to 9m					£340
	9.01 to 10m					£359
	10.01 to 11m					£506
	11.01 to 12m					£567
	12.01 to 13m					£756
	13.01 to 14m					£942
	14m and above			per metre		£77

£

2	Six month Charge (1st April - 30th September <u>or</u> 1st October - 31st March)					
	All prices exclude VAT					
	<b>Vessel Length LOA</b>					
	up to 5m					£172
	5.01 to 6m					£189
	6.01 to 7m					£210
	7.01 to 8m					£227
	8.01 to 9m					£245
	9.01 to 10m					£266
	10.01 to 11m					£378
	11.01 to 12m					£473
	12.01 to 13m					£567
	13.01 to 14m					£657
	14m and above			per metre		£57

Vessels paying an annual berthage charge, at the discretion of the harbour Master, may without additional charge store their boat ashore on Harbours land. Such storage is dependant on suitable area being available.

**D.1 - Visiting Leisure Craft including the use of Comhairle Harbour Moorings.**

£

£

£

3				<b>Per Metre</b>
	Day rate			£2.94
	Week Rate			£16.00
	Month Rate			£32.47

Any vessel making a short stay of up to a maximum of 4 hours between 0800 and 1800 will be subject to a charge of £5 (excl. Vat) irrespective of size.

**E - Miscellaneous Craft**

£

(a)	Floating structures, whether powered or non-powered, including rafted machinery, fish farm rafts and any other craft or structure not otherwise provided for in this schedule shall be charged at the following rates for pier area used when being assembled o	Ashore per square metre per week			£0.22
		Afloat and alongside per metre per week			£2.72
(b)	Vessels, whether with cargo or with passengers, or in ballast entering the harbour for any of the following purposes but not using any dock or works or using any wharf or pier and not breaking bulk or loading goods or embarking or disembarking passengers				
	For safety due to stress of weather		Free		
	For landing sick or injured persons		Free		
	For orders, repairs, convenience or stores - per gross registered tonne				£0.73

## NOTES ON SECTION 1 - CONSERVANCY

- 1 For the purposes of this Schedule the Gross Registered Tonnage shall be taken to be the Gross Tonnage of the International Convention on Tonnage Measurement of Ships 1969. Where a vessel does not have such a certificate the rateable tonnage shall be that described in the Gross Registered Tonnage (GRT) certificate of the Oslo Convention 1947 plus the total of tonnage listed as exempted and/or unmeasured spaces on that certificate. Alternatively, the rateable tonnage shall be based on an assessment of the gross tonnage, as so ascertained, made by appropriate officers of the Harbour Authority.
- 2 Where charges in this schedule are determined according to length, this is to be taken as length overall.
- 3 All dues are payable on arrival at Harbours where a pier master is employed.
- 4 All yearly rates are from 1 April to 31 March and shall be paid in advance.
- 5 Vessels paying the yearly rate shall be deemed eligible to use any of the Comhairle Nan Eilean Siar's ports or harbours at any time during that year without being charged further conservancy fees. However commercial users will be given precedence in allocation of berths.
- 6 Except in the case of fishing and fish farm vessels' composition dues, the harbour dues listed under this section are exclusive of VAT which will be added at the current rate to account for conservancy charges for -

All private and commercial leisure craft  
All other vessels less than 15 gross registered tonnes

The composition rates for fishing vessels are inclusive of VAT where appropriate.

- 7 The Harbour Authority has power to negotiate a composition rate with all regular users of the Harbour.
- 8 Composition dues are payable in advance. When charges at the call rate or Ad Valorem rates have been levied on vessels which have not paid composition dues, such charges are not refundable and will not be rescinded if subsequent payment of composition dues is made.
- 9 The master of any vessel coming within the pier or harbour area will report his presence to the Harbourmaster within 24 hours of arrival and comply with any berthing or anchoring instructions given by the Harbourmaster. At unmanned harbours, piers and jetties the master will report his vessel's presence, size, length of stay and purpose along with notification of a permanent address to which all dues incurred may be invoiced, in writing, to the Harbourmaster at the following address:  
  
Comhairle nan Eilean Siar  
Marine Services  
Balivanich  
Benbecula  
HS7 5LA  
  
If the master of any vessel attempts to evade the payment of any charges that he may be owing in respect of conservancy, wharfage and other miscellaneous costs, he shall become liable to pay 3 times the amount which would have otherwise been due plus any further expense incurred by the Comhairle to obtain settlement.
- 10 Access to power points and cranes will only be available to vessels upon payment of composition dues and in the case of cranes, upon completion of a familiarisation course.
- 11 Vessels wishing to be a regular customer of the Comhairle nan Eilean Siar Marine Fuel Sales can apply to the Harbourmaster at the above address.
- 12 In the event that Comhairle Harbours are used for any activities not otherwise covered in this Schedule a rate for such activities may be negotiated with the Harbour Authority.

## COMHAIRLE NAN EILEAN SIAR HARBOURS, PIERS AND SLIPWAYS

Class A Acarsaid Pier and Pontoons  
Ardveenish Pier  
Berneray Harbour  
Brevig Harbour  
Carloway Pier  
Kallin Harbour  
Kirkibost Pier  
Lochmaddy Pier  
Miavaig Pier and Pontoons  
Scalpay Fishery Pier  
Stockinish Pier and Pontoons

Class B Aird Ma Ruibhe Terminal  
Aird Mhor  
Griminish  
Ludaig  
Vatersay Causeway Slips  
Otternish Terminal  
Eriskay Ferry Terminal  
Ardveenish Slipway  
Ceann a Gharaidh Ferry Terminal  
Leverburgh

Class C Port of Ness Slip  
Callanish  
Bayble  
West Loch Tarbert  
Newton Ferry Jetty  
Pol nan Crann  
Orosay  
Scalpay Ferry Terminal  
Skigersta  
Breasclete Old Pier & Slip  
Valtos  
Portnaguran  
Loch Ceann Dibig  
Cheesebay  
Petersport  
Haun  
Crossbost  
Otternish West Slip  
Kyles Scalpay Terminal

**SECTION 2**

**WHARFAGE ON ALL GOODS LANDED OR SHIPPED**

			£ per tonne	
A	Loose Bulk Cargoes (Excluding Solid Fuel)		£ per tonne	£3.04
B	Bulk Solid Fuel		"	£1.72
C	Bulk Liquids (Including Fuels)		"	£2.82
D	Bagged Bulk Cargoes		"	£4.17
E	Building Materials		"	£4.17
F	Steelwork		"	£4.17
G	Plant and Machinery		"	£4.17
H	Fish Landings (See Conservancy section B) per £ value		"	£4.45
	Fish Exports		"	£4.18
I	All Foodstuffs		"	£4.18
J	Farmed Salmon			£9.76
K	Smolts (Per Thousand)			£3.88
L	Livestock			
M	Bulls Cows Horses	each		£1.54
	Calves Sheep Lambs Pigs	each		£0.58
	Poultry	each		£0.17
	Live fish	per 1000		£3.89
				£4.18
N	Empty Containers			£19.29
	Up to 6.1 metres	each		£19.29
	6.1 to 12.2 metres	each		£38.57
	Note: Full containers will be charged according to content			
O	Gas Cylinders	each 10kg		£0.09
P	Explosives	per tonne		£24.64

**NOTES ON SECTION 2 - WHARFAGE**

- 1 Goods of all description rated by weight will be charged according to gross weight including the weight of the container and packaging.
- 2 The Harbour Authority has power to negotiate a composition rate with all regular users of a harbour.
- 3 All goods landed or discharged at a harbour and not particularly specified in this Schedule will be liable to rates as determined by the Harbour Authority.
- 4 The rates for all types of fish including shellfish etc. brought into the harbour to be levied direct from -
  - (a) The boat owner(s); or
  - (b) The fish salesmen; or
  - (c) The auctioneers who dispose of such fish; or
  - (d) The person purchasing or receiving delivery of same (other than the carriers)

In the case of (b), (c) or (d) above, the amount of fish rate may be deducted from the price at which such fish were sold or purchased and the fish salesmen, auctioneers, or the person purchasing or receiving delivery of such fish will when required be respectively bound to furnish to Comhairle nan Eilean Siar or their collector of rates a true amount under their hands of such fish and verify the same.

Should such information be refused or a false statement/account be given this would constitute an offence.

- 5 The harbour dues listed under this section are VAT zero rated.



### SECTION 3 - HANDLING

					£
(a)	For the use of slips for painting etc.	per metre per day			£9.67
(b)	For the use of CnES cranes and derricks on each occasion	per hour			£5.50
		Minimum Charge			£58.50
(c)	For private cranes used on piers for any reason unless otherwise agreed	per hour			£7.32
		Minimum Charge			£58.43
(d)	Vessels craned on or off Comhairle piers				£79.85

### SECTION 4 - STORAGE

					£	£	£
(a)	For goods, including fishing equipment, remaining on pier outside designated storage areas for a period in excess of 24 hours: or if good dues previously paid	Per week or part thereof, per sq.m.					£0.76
		per week or part thereof-50% of original goods dues					
(b)	Vessels which have not paid composition dues, if storing creels or other equipment on Comhairle piers, shall be liable to storage charges of:	Per week or part thereof, per sq.m.					£1.02

#### NOTES ON SECTION 4 - STORAGE

- 1 Where, for any pier, harbour or jetty, storage areas have not been designated, the charges in Section 4(a) shall not apply.
- 2 Vessels regularly using the Comhairle's Harbours for landing fish will be permitted to stack fish boxes, creels and nets within the area designated for this purpose at the discretion of the Harbourmaster without incurring storage dues.
- 3 Storage is subject to VAT at the standard rate.

### SECTION 5 - PASSENGERS AND VEHICLES

			£
Passengers embarking or landing	Each		£0.77
Motor cars	Each		£3.29
Motor cycles	Each		£1.40
Pedal cycles	Each		£0.76
Holiday caravans, horseboxes and trailers	Each		£3.12
Commercial vehicles, mobile homes and military vehicles	per metre length		£2.76

#### NOTES ON SECTION 5 - PASSENGERS AND VEHICLES

- 1 Parking is only permitted in conjunction with the normal working of the harbour.
- 2 The crew or passengers of any vessel for which a composition fee has been paid and is valid will be permitted to park without further charge at the discretion of the Harbourmaster provided that parking space is available and normal working of the facilities is not impeded by such parking.
- 3 Limited long term parking is available at Ferry Terminals.
- 4 Any parked vehicle without a valid road fund license will be considered abandoned and may be removed without further notice, with any associated costs charged to the last registered owner.

## SECTION 6 - SERVICE

		£
Water supplied other than to fishing vessels	per tonne	£2.10
	or per 1000 gall.	£9.13
Water supplied to fishing vessels	per tonne	£1.52
	or per 1000 gall.	£7.05

## SECTION 7 - ROLL ON/ROLL OFF LINKSPAN

For use by vessels other than regular ferry and in addition to the usual harbour dues -

		£
Rate per hour or part thereof PLUS any overtime involved.		£334.00

### NOTES ON SECTION 7

- 1 Charges are exclusive of charges for vehicles or goods shipped or landed.
- 2 Charges are exclusive of harbour dues.
- 3 At the discretion of the Harbourmaster or his representative the linkspan may be used for a number of operations during the period of hire without further charge, provided the same vessel is used on each occasion and has not left the harbour during the intervening period.
- 4 Should a vessel have to interrupt activities to allow access to a ferry, the time from interruption of such activities to resumption of these same activities not to count and the total time used by the vessel whose activities were interrupted to be counted as one operation.

## SECTION 8 - CHARGES FOR PORT WASTE MANAGEMENT

In accordance with the (Port Waste Reception Facilities) Regulations 2003 and the guidance given in MGN 253 and MGN 259 the following waste charges landed by ships at any Comhairle pier are applicable.

- (a) **For leisure craft:** All domestic waste, including waste oil, oily rags and oil filters landed at a pier a levy of 3% is included in the dues.
- (b) **For fishing vessels:** All domestic waste, including waste oil, oily rags and oil filters landed at a pier, a levy of 3% is included in the composition rate.
- (c) **For commercial vessels:** Domestic waste landed at a pier, a levy of 2.5% is included in the conservancy charges. **This does not include waste oil, lubricants, oily rags or filters which are subject to additional charges detailed below.**
- (d) **For commercial vessels:** Non-Domestic waste landed at a pier, the following charges shall apply. See below.
- (e) **Commercial Business Ventures:** Which are based at, or operating from, Comhairle piers and harbours must have their own Waste Management Plan and disposal facilities. This should cater for all their waste disposal requirements, **incl waste oil disposal**, and must be kept separate from Comhairle waste facilities. Evidence of proper waste disposal is available in the form of a Waste Transfer Note.

		£
General Ships Waste or Active waste:	Per Tonne	£247.72
Special or Difficult Waste:	Per Tonne	£532.75
Waste Oil and Lubricants:	Per Tonne	£232.81
Skip Hire: (subject to change with distance from waste disposal facility)	Per Skip	£228.33
	Plus tonnage charge	£231.31

**Please Note:** Charges are subject to change at short notice and without prior notification.

**THE ABOVE RATES ARE SUBJECT TO 20% VAT**

## GENERAL NOTES ON THE SCHEDULE

- 1 Comhairle nan Eilean Siar as Harbour Authority has power to negotiate a composition rate with all commercial regular users of their harbours as an alternative to any of the dues listed in this Schedule.
- 2 All composition fee rates, whether listed in this Schedule or negotiated by private agreement, are payable in advance.
- 3 All annual composition rates are valid for the period 1 April to 31 March.
- 4 The six-month composition rates for fishing vessels are available for any consecutive six-month period within the year from 1 April to 31 March, provided application for and payment of these rates is made in advance.
- 5 The minimum period for which composition fee rates are available is six months but may be extended on month to month basis.
- 6 Any extension to the six-month period will be paid at the calendar month composition dues rate for each additional month or part thereof.
- 7 Composition dues rates payable by fishing vessels does not cover these vessels for commercial activities other than commercial fishing activities. Should other activities be undertaken, e.g. carrying commercial cargo, carrying paying passengers for sea angling, diving expeditions etc., full dues shall be payable for the period during which these activities are undertaken.
- 8 It is prohibited for any vessel to carry explosives into any harbour unless that harbour is licensed to handle explosives under the Dangerous Substances in Harbour Areas Regulations 1987 and unless the Harbourmaster has given prior permission for the vessel to enter.
- 9 Copies of the Schedule are available from the Harbourmaster.
- 10 **This Schedule is subject to review every 6 Months or As Required.**