


<b>Agenda Item No:</b>	13	
<b>Committee:</b>	Cabinet	
<b>Date:</b>	19 May 2025	
<b>Report Title:</b>	Port Fees and Charges	

**This item comprises EXEMPT INFORMATION at appendices 2 and 3 which is not for publication by virtue of paragraphs 3 and 5 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended).**

## **1. Purpose / Summary**

- 1.1 To set fees and charges for port operations at both Port Sutton Bridge and Wisbech Port for financial year 2025/26.

## **2. Key Issues**

- 2.1 Members need to set fees and charges on an annual basis. Cabinet deferred setting port fees and charges at January Cabinet, therefore there is a requirement to set fees and charges for both ports at this meeting for the financial year 2025/26.

## **3 Recommendations**

- 3.1 Members to determine the port related fees and charges for financial year 2025/26 for Wisbech Port and Port Sutton Bridge.

Wards Affected	Wisbech
Forward Plan Reference	<u><a href="#">KEY/31JAN25/01</a></u> <u><a href="#">KEY/12FEB25/01</a></u>
Portfolio Holder(s)	Cllr Gary Christy, Portfolio Holder for Port Cllr Chris Boden, Portfolio Holder for Finance and Leader of the Council
Report Originator(s)	Paul Medd, Chief Executive Peter Catchpole, Corporate Director Carol Pilson, Corporate Director Matt Wright, Project Manager
Contact Officer(s)	Paul Medd, Chief Executive Peter Catchpole, Corporate Director Carol Pilson, Corporate Director Amy Brown, Assistant Director Matt Wright, Project Manager

Background Papers	Port Operations report (Confidential) – Cabinet; 16 December 2024 Fees and Charges report incl Port Fees– Cabinet; 27 January 2025 - <a href="#">Report and Appendix A.pdf</a> Port Operations report (Confidential) - Cabinet 19 May 2025
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## 4 Background, Options and Implications

### 4.1 Fees and Charges 2025/26

At Cabinet in January 2025, Members deferred setting of port related fees and charges pending further consideration.

Since then, we have received representations from Port Sutton Bridge that fees and charges should not be raised for 2025/26. To this end, they have submitted the document at exempt Appendix 2 showing their profit and loss for the Port.

Due to the continued deficit across the statutory port accounts, illustrations have been provided at Appendix 1 showing what a 0% and 10% change in port related fees and charges would look like across Wisbech Port and Port Sutton Bridge.

Legal advice regarding port related fees and charges has been sought and is set out within Appendix 3 to the report which Members should familiarise themselves with.

### 4.2 Wisbech Port – Statutory Harbour Dues (Wisbech & Sutton Bridge - Harbour & Light Dues, Conservancy Dues, Pilotage Dues and Additional Charges), Wharfage Dues (Wisbech only), Yacht Harbour (Wisbech only)

## Shipping Numbers

Historic and predicted shipping numbers are provided for both ports below:

### Port of Sutton Bridge

	2022/23	2023/24	2024/25	2025/26 (predicted)
Total number of ships	3	23	41	41
Gross tonnage of ships	7,595	50,237	84,640	TBC

### Port of Wisbech

	2022/23	2023/24	2024/25	2025/26 (predicted)
Total number of ships	71	46	56	56
Gross tonnage of ships	120,153	80,592	107,374	TBC

### **Statutory Dues**

- Members will be aware that this Council is the Statutory Harbour Authority for the River Nene from Wisbech to the Bar Flat Buoy in The Wash. The Council is allowed to set charges to recover costs over a period of time, a principle re-iterated by the Department for Transport in Ports Good Governance Guide which states that there should not be any 'substantial or continuing subsidy from a local authority's general funds to its port'.
- These costs should be recovered from the charges levied on ships visiting Wisbech and Sutton Bridge using the Harbour Authority/Pilotage service. However, as a result of a significant downturn in the number of ships visiting Port Sutton Bridge (and to a lesser extent Wisbech) over the past few years, the income received falls significantly short of the costs to provide this service.
- Currently, a review of the Port operations is ongoing in order to identify sustainable options over the medium and long-term. Without a significant reduction in costs and/or a significant increase in shipping numbers, this will inevitably lead to a substantial increase in charges.
- The continued deficit in operating these services for both Ports should be considered in Member decision making around fees and charges.
- Members will receive further reports on the future strategy and direction of the Port operations in due course.

### **Commercial Fees**

- As with the Statutory Fees above, the income from Commercial Fees (mainly Wharfage Dues at Wisbech) falls significantly short of the costs of providing these services.
- These services will also form part of the current review of Port operations. Based on the reduced number of ships visiting Wisbech, the fees for the commercial operation would need to increase substantially in order to recover costs.
- The continued deficit in operating these services for both Ports should be considered in Member decision making around fees and charges.
- Additional charges at Wisbech Port are currently set at a level to recover costs and in order to keep pace with increased costs, these charges are proposed to increase by around 5%.
- Any estimated income from fees and charges is based on the estimated number of ships visiting Wisbech and Port Sutton Bridge in 2025/26 being achieved. Therefore any increased income should be treated with caution.

## **Yacht Harbour and Ancillary Charges**

- As with the Statutory and Commercial Fees above, the income from mooring fees at the Yacht Harbour falls short of the costs of providing these services.
- It is important to note however that the moorings and ancillary services provided by the Council at the Yacht Harbour are discretionary services and do not have the same legislative requirements associated with the Statutory and Commercial operations at the Port. The principle of setting charges to cover costs (based on estimated occupancy levels) is however the same.
- These services are currently the subject of a detailed review by the Council's Transformation Team and the proposed charges result from their interim recommendations. The review also recommended that the fees for 2025-26 be set in advance to ensure all the appropriate communication to berth holders and invoicing for the new year can be completed so there is no delay in receiving income due. Yacht Harbour charges are increasing by around CPI and these have already been approved via a Portfolio Holder/Officer decision notice published on 3 January 2025.
- Following the completion of the Sutton Bridge moorings, the Council has entered into an agreement with Lincolnshire County Council, who own the moorings, to manage them on their behalf. This includes the collection of berthing rates.

## **5 Consultation**

No consultation has taken place to date other than with relevant Members via previous reports and in meetings.

## **6 Alternative Options Considered**

No change to Fees and Charges will result in ongoing deficits for FDC and reliance on the General Fund to finance the service.

## **7 Implications**

### **Legal Implications**

Please see confidential Appendix 3 of this report and confidential Appendix 4 of the December 2024 Port Operations Report.

### **Financial Implications**

Any increase in fees and charges will support the Council's revenue position however a significant deficit across the Marine Services budgets for 2025/26. Will still exist

As previously reported the General Fund Budget Estimates and Medium Term Financial Strategy (MTFS) Report, agreed by Cabinet and Council in February, projects a financial shortfall for 2025/26 of £1.432m increasing year on year amounting to around £3.4m by 2027/28.

Although there are currently many uncertainties regarding the budget for 2025/26 and the MTFS, there remains a significant structural deficit which the Council will need to address.

## **8 Appendices**

Appendix 1: Illustrations of Fees and Charges 2025/26

Appendix 2: Forecast P&L 2025 (Confidential)

Appendix 3: Legal Advice regarding fees and charges (Confidential)

## APPENDIX 1a

### 2025/26 Fees and Charges - with effect from 1 April 2025

#### Service Group

Growth & Infrastructure	.....
Communities, Environment, Leisure & Planning	.....
Resources & Customer Services	.....

#### Note :

The charges are inclusive of standard rate VAT (except for charges for South Fens Enterprise Centre, South Fens Business Centre and The Boathouse, which are shown excluding VAT) unless they are shown as:

- Exempt (e).
- Non-Business (n)
- Zero Rated (z).

Note : standard rate VAT applicable:	from 04.01.11	20%
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Description of Charge	2024/25 Charge £	2025/26 Charge £	% Increase
<b>PORT OF WISBECH AUTHORITY (NENE PORTS) FEES &amp; CHARGES</b>			
<b>1. <u>Harbour and Light Dues</u></b>			
a. To Wisbech - per G.T. 2025/26 To be confirmed	0.764 (z)	0.764 (z)	0.0%
b. To Sutton Bridge - per G.T. 2025/26 To be confirmed	0.563 (z)	0.563 (z)	0.0%
<b>Oil Spill Prevention Charge</b> - per ship per visit	28.62 (z)	31.48 (z)	10.0%
<b>2. <u>Conservancy Dues</u></b>			
a. To Wisbech - per G.T. 2025/26 To be confirmed	0.571 (z)	0.571 (z)	0.0%
b. To Sutton Bridge - per G.T. 2025/26 To be confirmed	0.503 (z)	0.503 (z)	0.0%
<b>3. <u>Wharfage Dues (Wisbech Only)</u></b>			
(i) Steel & Iron products - per tonne	0.768 (z)	0.845 (z)	10.0%
(ii) Timber (Deals, battens, boards etc) - per cu.m.	0.785 (z)	0.864 (z)	10.0%
(iii) Timber (Plywood, hardboard etc) - per cu.m.	0.994 (z)	1.093 (z)	10.0%
(iv) Grain, Animal Feeds - per tonne	0.726 (z)	0.799 (z)	10.0%
(v) Fertilisers, Sand, Salt - per tonne	0.886 (z)	0.975 (z)	10.0%
(vi) Aggregates - per tonne	0.886 (z)	0.975 (z)	10.0%
(vii) Bricks - per tonne	0.768 (z)	0.845 (z)	10.0%
(viii) Scrap Metal - per tonne	1.229 (z)	1.352 (z)	10.0%
(ix) RDF Bales - per tonne	1.112 (z)	1.223 (z)	10.0%
(x) ISPS Charge - per ship per visit	51.55 (z)	56.705 (z)	10.0%
<b>4. <u>Mandatory Waste Fee (Wisbech only)</u></b>			
Contribution towards disposal of ships' waste and garbage disposal, in accordance with MARPOL regulations - per ship per visit	110.00	121.00	10.0%
<b>5. <u>Pilotage and Boarding &amp; Landing Dues</u></b>			
<b>a For a vessel to Wisbech</b> - total for inward and outward - per G.T.			
(i) 1000 or below (Minimum - Lump Sum) 2025/26 To be confirmed	1,140.51 (z)	1,140.51 (z)	0.0%
(ii) exceeding 1000 2025/26 To be confirmed	1.141 (z)	1.141 (z)	0.0%
<b>b For a vessel to Sutton Bridge</b> - total for inward and outward - per G.T.			
(i) 1000 or below (Minimum - Lump Sum) 2025/26 To be confirmed	941.77 (z)	941.77 (z)	0.0%
(ii) exceeding 1000 2025/26 To be confirmed	0.944 (z)	0.944 (z)	0.0%
<b><u>Additional Charges</u></b> (excluding any charges imposed by terminal operators or agents in respect of attendance at ships by boatmen / ropemen or other personnel)			
<b>c Detention</b> If a pilot is detained on board or taken to another port as a result of extreme weather or other unavoidable causes: a charge per hour of up to a maximum of The ship will also be liable for any public transportation costs of the pilot's return to port of boarding and subsistence charges during this time.	172.10 (z) 2,580.95 (z)	180.70 (z) 2,710.00 (z)	5.0% 5.0%
<b>d 'Dead Ship'</b> For <i>force Majeure</i> pilotage of a vessel without the use of main engine/s, the compulsory pilotage rate is as per 4(a) and 4(b) plus 100%.			
<b>e Harbour Services</b> Vessel movements in harbour area including mooring and unmooring and moving berth, Draft Surveys, a flat rate charge of	172.10 (z)	180.70 (z)	5.0%

Description of Charge		2024/25 Charge £	2025/26 Charge £	% Increase
<b>f</b>	<b>Attendance</b> For pilotage subsequently not required for a tide or failure to make ETA/ETD or vessel does not arrive as advised, a flat rate of For inward passage cancelled following attendance, a further flat rate charge for boarding service of 1 hour pilot boat at per hour	<b>172.10 (z)</b> <b>481.65 (z)</b>	<b>180.70 (z)</b> <b>505.75 (z)</b>	<b>5.0%</b> <b>5.0%</b>
<b>g</b>	<b>Pilot Exemption Certificate Application (Processing fee)</b> For a Master of any vessel over 20m working in the harbour jurisdiction without a pilot must apply for a PEC, subject to approval from the Harbour M	<b>370.00</b>	<b>388.50</b>	<b>5.0%</b>
<b>h</b>	<b>Pilot Exemption Fee 25% of Full Pilotage (per day)</b>			
<b>i</b>	<b>Dredging/Bed Levelling (Charge per Hour)</b> Minimum of 3 hours, plus mobilisation (see below) Tariff rates for Dredging/Bed Levelling apply only within the port areas of Wisbech and Sutton Bridge. Others by negotiation.	<b>519.25</b>	<b>545.25</b>	<b>5.0%</b>
<b>j</b>	<b>Towing (Charge per Hour)</b> Minimum of 2 hours within the confines of the harbour areas, plus mobilisation/cancellation time (see below) Minimum of 4 hours for a stern tow from seaward to Sutton Bridge, plus mobilisation time (see below)	<b>519.25 (z)</b> <b>519.25 (z)</b>	<b>545.25 (z)</b> <b>545.25 (z)</b>	<b>5.0%</b> <b>5.0%</b>
<b>k</b>	<b>Mobilisation/Cancellation fee Time (Charge per Hour)</b> Charge for passage to place towing vessel on station, with a Minimum of 1 hour. No charge will apply if cancelled 4 hrs before HW	<b>224.85 (z)</b>	<b>236.10 (z)</b>	<b>5.0%</b>
<b>l</b>	<b>Surveying</b> Per day or part thereof, hire of equipment Per hour, for processing results Cancellation fee of 40% of completed works	<b>224.70</b> <b>121.05</b>	<b>235.90</b> <b>127.10</b>	<b>5.0%</b> <b>5.0%</b>
<b>m</b>	<b>Harbour vessel's workboat hire (Charge per hour)</b> Per hour, Minimum 4 hours, small boat hire Orca WB1 Per hour, minimum 4 hours, small workboat hire Nene Surveyor Per hour, minimum 4 hours, pilot boat hire Nene Pilot, Fenland Pilot Per hour, minimum 4 hours, Fenlander Tug	<b>331.75</b> <b>373.80</b> <b>481.65</b> <b>519.25</b>	<b>348.35</b> <b>392.50</b> <b>505.75</b> <b>545.25</b>	<b>5.0%</b> <b>5.0%</b> <b>5.0%</b> <b>5.0%</b>
Charges for i and l above, if during weekends or between 18:00 and 06:00 on any week day shall be +50% Tariff rates for surveying apply only within the port areas of Wisbech and Sutton Bridge. Others by negotiation.				
<b>n</b>	<b>Marine Works Application</b> Processing Fee (minimum)	<b>329.65</b>	<b>346.15</b>	<b>5.0%</b>
<b>o</b>	<b>Duty Officer Call Out Charge</b> Out of hours (per hour) - 1600 - 0800	<b>121.05</b>	<b>127.10</b>	<b>5.0%</b>
<b>p</b>	<b>Marine Works Superintendence - per hour</b> (minimum 1 hour)	<b>121.05</b>	<b>127.10</b>	<b>5.0%</b>
<b>q</b>	<b>Pilot Ordering</b> All Pilots must be ordered 12 hours before HW, a late notice charge will be applied for each pilot ordered after this time Pilots ordered between 12 - 4 hours before HW, a late notice charge <b>No Pilots to be ordered after 4 hours before HW</b>	<b>456.85</b>	<b>479.70</b>	<b>5.0%</b>
<b>r</b>	<b>Harbour Master Superintendence - per hour</b> (minimum 1 hour)	<b>159.15</b>	<b>167.10</b>	<b>5.0%</b>
<b>s</b>	<b>Local Notice to Mariners</b> A charge will apply where the Harbour Authority has to raise a Local Notice to Mariners (LNTM) on behalf of third parties, of	<b>216.05</b>	<b>226.85</b>	<b>5.0%</b>
<b>Small Commercial Vessels - Non Resident.</b>				
<u>Mooring on Authority's Pontoons at Sutton Bridge or Wisbech</u>				
Per metre LOA per 24 hours or part there of		<b>7.70</b>	<b>8.10</b>	<b>5.2%</b>
Per metre per 7 days		<b>33.40</b>	<b>35.10</b>	<b>5.1%</b>



Description of Charge	2024/25 Charge £	2025/26 Charge £	% Increase
<b>Small Commercial Vessels - Resident/Non Resident</b>			
Harbour & Light Dues & Conservancy Charge per vessel per visit.	28.05 (z)	29.45 (z)	5.0%
Fuel Transfer Charge or Permission to fuel from tanker or across Authority's property.			
Per vessel per bunker and subject to 24 hours notice and Harbour Master's permission.	52.45	55.05	5.0%
NB for purposes of this tariff addendum, Small Commercial Vessels are deemed those certified under the MCA Small Commercial Code of Practice and/or 24 metres LOA or below.			
<b>Commercial Vessels - Lay By Wisbech Commercial Quay</b>			
For all commercial vessels other than defined small commercial vessels, a charge per gross tonne shall apply per entry as follows.	1.10	1.15	4.5%
An entry shall permit a maximum stay of four days after which further layby berthing dues become payable. Minimum 4 days.			
Harbour & Light Dues, Pilotage, Conservancy, ship's waste, oil spill and ISPS charges as per tariff.			
Wisbech ship berths are NAABSA berths and vessels are subject to being required to move on demand. If dead ship, berthing conditions are strictly by prior agreement with the Harbour Master.			
VAT payable where applicable. All charges fall due on demand and before departure unless account facilities have been applied for and approved in advance.			
<b>6. <u>Wisbech Yacht Harbour</u></b>			
(All Rates include VAT at standard rate)			
<b>a (i) Pontoon Berths - Contract (Long Term) Berthing Rates</b>			
<b>Standard Term - (Vessel LOA greater than 6.0m)</b>			
	<b>Rate/metre £</b>	<b>Rate/metre £</b>	
Per annum	191.00	194.50	1.8%
Per annum outside or inside hammer-head berths	211.00	215.00	1.9%
Per annum on commercial linear berths	211.00	215.00	1.9%
'Budget' or 'Day Boat' (vessels between 3.6m and 6.0m LOA) rates are subject to a 15% discount on the actual rates but do not qualify for winter discounts.			
Port of Wisbech Authority Annual Licence	20.00 (z)	21.00 (z)	5.0%
<b><u>note</u></b>			
- Rates apply afloat or for storage ashore but exclude boat lift charges.			
- For vessels arriving mid-term, charges are pro-rata.			
- Rates above apply given payment in full at point of invoice.			
Payment can be staggered but:-			
Two payments	plus 5%		
Four payments	plus 9%		
Twelve payments	plus 13%		
<b>(ii) Sutton Bridge Moorings</b>			
(Rates <b>exclude</b> VAT at standard rate)			
<b>charges shown net of VAT</b> <b>( 25/26 Year 3 of CPI + 5%)</b>			
<b>Pontoon Berths - Berthing Rates per annum</b>	176.00	188.00	6.8%

Description of Charge	2024/25 Charge £	2025/26 Charge £	% Increase
<b>b Pontoon Berths - Non-Contract (Visitor) Berthing Rates (Including Port of Wisbech Authority licence contribution)</b>	<b>Rate/metre £</b>	<b>Rate/metre £</b>	
Daily - per 24 hours ( <b>minimum charge £17.00</b> )	<b>2.70</b>	<b>2.75</b>	<b>1.9%</b>
Weekly (7 days)	<b>13.50</b>	<b>13.75</b>	<b>1.9%</b>
Monthly (28 days) April - October	<b>34.70</b>	<b>35.50</b>	<b>2.3%</b>
Special Events	<b>POA</b>	<b>POA</b>	
Tenders (up to 3.5m LOA) - per month	<b>44.75</b>	<b>45.50</b>	<b>1.7%</b>
Short Stay Berth (Subject to availability) Max 2 hrs, not overnight	<b>No charge</b>	<b>No charge</b>	
Sail Training Vessels	<b>Less 20%</b>	<b>Less 20%</b>	
Club Rallies of over 2 Boats per visit	<b>Less 20%</b>	<b>Less 20%</b>	
Narrow Boats over 11m LOA	<b>Less 20%</b>	<b>Less 20%</b>	
Weather-bound craft maximum of one week	<b>Less 20%</b>	<b>Less 20%</b>	
<b>Winter Storage Afloat</b>			
November to March per month	<b>29.50</b>	<b>30.00</b>	<b>1.7%</b>
Full five months	<b>115.00</b>	<b>117.00</b>	<b>1.7%</b>
<b>Conditions of Use</b>			
This tariff should be read in conjunction with the Wisbech Yacht Harbour Terms and Conditions of Use and the Berthing Licence.			
1 All contracts are subject to availability and all fees payable in advance.			
2 Cancelled contracts will attract a cancellation fee of 15% of the total contract value.			
3 An administration fee of 10% may be applied to all non-contract charges which are invoiced against any vessel which leaves the Yacht Harbour before settlement of an account.			
4 Berthing charges include Port of Wisbech harbour dues, portable water for filling tanks and access to Yacht Harbour facilities. NB Visiting craft are not guaranteed an alongside berth and depending on availability may be required to raft up.			
5 Multi-hulled vessels may be subject to a surcharge of 1.5 times actual rate.			
6 Commercial vessels, (those not designed and/or used for leisure purposes), may be subject to a surcharge of actual costs as a result of charges levied by Local or Statutory authorities.			
7 LOA, (length overall), is the maximum length of any vessel and includes overhangs (push pits, pull pits, bowsprits, davits, etc)			
Administration charge for visiting vessels leaving without paying dues in full	<b>38.75</b>	<b>39.75</b>	<b>2.6%</b>
Administration charge for each debtor account referred for collection	<b>142.70</b>	<b>146.00</b>	<b>2.3%</b>
Administration charge for change in billing method after berthing application is accepted or extension to contract period <b>or agreed period in Crab Marsh Boat Yard per month</b> between 1st April and 31st March	<b>38.75</b>	<b>39.75</b>	<b>2.6%</b>
<b>c Ancillary Charges</b>			
All yard services apply from 08:30 to 16:30 Monday to Friday excluding Bank Holidays. Otherwise charges are plus 100%.			
Any emergency weekend lifting plus 100%			
<b>(i) Boat lifting - Up to 15m LOA or 20 tonnes</b>			
<b>Lift Out</b>			
To yard, including shoring up using boat cradle/stands. Per metre	<b>23.15</b>	<b>23.50</b>	<b>1.5%</b>
Minimum Charge	<b>155.10</b>	<b>158.25</b>	<b>2.0%</b>
Yard charge applies for non-contract rate at Non-Contract (Visitor) Berthing Rates			
<b>Relaunch/Lift onto Trailer</b>			
Per metre.	<b>23.15</b>	<b>23.50</b>	<b>1.5%</b>
Minimum Charge	<b>155.10</b>	<b>158.25</b>	<b>2.0%</b>
<b>(ii) Vessels over 15m LOA and /or 20 tonnes to 55 tonnes plus 30%.</b>			

Description of Charge	2024/25 Charge £	2025/26 Charge £	% Increase
<b>Lift Out</b> To yard, including shoring up using boat cradle/stands. Per metre	32.10	32.75	2.0%
Marine Service waiting charge per hour per person	50.50	51.50	2.0%
<b>Relaunch/Lift onto Trailer</b> Per metre.	32.10	32.75	2.0%
Yard charge applies for non-contract rate at Non-Contract (Visitor) Berthing Rates			
(iii) <b>Lift out</b> <b>Hold in Slings</b> (subject to availability). Per metre, per 30 minutes	11.40	11.75	3.1%
Return to water			
<b>Hire of Yacht harbour Cradles (subject to availability)</b> per annum / pro rata per cradle	133.30	136.00	2.0%
<b>Hire of electric pressure washer</b> (subject to availability). Per use.	43.20	43.50	0.7%
<b>Hire of petrol pressure washer</b> (subject to availability). Per day. Plus Fuel.	92.80	93.00	0.2%
<b>Hire of petrol pressure washer</b> (subject to availability). Per week. Plus Fuel.	185.65	186.00	0.2%
(iv) <b>Boom Crane Lifting . Max 3 tonnes.</b> <b>Engine lift</b> , per engine, per hour or part.	92.80	94.50	1.8%
<b>Comercial Engine Lift</b>	POA	POA	
<b>Small boat lift</b> . Per metre each way.	19.75	20.00	1.3%
Minimum charge each way.	61.10	65.00	6.4%
(v) <b>Other Services</b> <b>Marine Services Labour (min 2 hours)</b> For any additional work per hour, including the following:- Cleaning boat yard if left untidy. Boat movement by yard staff (plus Harbour vessel's workboat hire) Mast stepping/unstepping. Pressure wash by yard.	59.90	60.00	0.2%
<b>Mast Storage</b> . Per mast up to 12m vessel LOA. Single payment .	66.35	67.75	2.1%
Over 12m vessel LOA. Single payment.	92.80	94.75	2.1%
<b>Boat Trailer or Cradle Storage</b> (subject to availability of space). p/a	94.60	96.50	2.0%
<b>Miscellaneous Storage Ancilliary per sq mtr, per annum, subject to availability and permission</b>	52.85	53.75	1.7%
<b>Marina pump out</b> . Per use, subject to availability.	19.40	20.00	3.1%
<b>Non boatyard temporary hard standing</b> . Subject to availability. Charges as per non contract berthing rates.			
<b>Hire of forklift and operator</b> . Up to 2.8 tonne lifts. First half hour or part.	92.80	94.50	1.8%
Per additional hour	58.15	60.00	3.2%
<b>Electricity</b> By prepaid card from Harbour Office Gate Access Card - Yacht Harbour	17.60	18.00	2.3%
Fuel Pump Dispensing Key - Yacht Harbour	23.50	24.00	2.1%
<b>Tradesmen's Licence</b> . Annual working permit. Tradesmen to work in boatyard, yacht harbour or slipway. Subject to insurance and Harbour Master's approval.	146.85	149.50	1.8%
<b>Crab Marsh Work Shop</b> Premium under cover boat storage - (short term per month)	197.40	199.00	0.8%

Description of Charge	2024/25 Charge £	2025/26 Charge £	% Increase
<b>7. Sewage Disposal</b>  <b>Properties not connected to mains sewer</b> Private dwellings Service charge (per annum) Standing charge (per annum) Charges to Roddons as per the Transfer Agreement  <b>March Sanitation Point</b> Boat Pump-Out tokens                per token Sanitation Point Keys	< As per AW >	< As per AW >	
	15.85	16.50	4.1%
	6.00	6.30	5.0%
<b>8. Mini Factories</b>  <b>Rents negotiable within:</b>  <b>Boleness Road/New Drove/Prospect Way/Longhill</b>  a. the minimum - per square foot and; * b. the maximum - per square foot <i>No upper limit wef 01.04.24</i>  c. the minimum - per square metre and; * d. the maximum - per square metre <i>No upper limit wef 01.04.24</i>  <b>Venture Court</b>  a. the minimum - per square foot and; * b. the maximum - per square foot <i>No upper limit wef 01.04.24</i>  c. the minimum - per square metre and; * d. the maximum - per square metre <i>No upper limit wef 01.04.24</i>  <b>South Fens Enterprise Centre</b> charges shown <b>net</b> of VAT  a. the minimum - per square foot and; * b. the maximum - per square foot <i>No upper limit wef 01.04.24</i>  c. the minimum - per square metre and; * d. the maximum - per square metre <i>No upper limit wef 01.04.24</i>  It should be noted that VAT is applicable on rental income at Venture House, Venture Court & South Fens Enterprise Park Includes charges for acceptable trade refuse collection and disposal, insurance, water rates (where applicable), and site maintenance.  *     to be applied when market forces dictate	6.50 (e)	7.50 (e)	15.4%
	69.97 (e)	80.73 (e)	15.4%
	7.20 (e)	7.20 (e)	0.0%
	77.50 (e)	77.50 (e)	0.0%
	7.20	8.50	18.1%
	77.50	91.49	18.1%
<b>9. South Fens Business Centre, Chatteris</b> charges shown <b>net</b> of VAT  a. the minimum - per square foot and; * b. the maximum - per square foot  c. the minimum - per square metre and; * d. the maximum - per square metre  e. <b>Catering</b> Tea and coffee per head Orange Juice per jug	<i>No upper or lower limit with effect from 01.04.24</i>  <i>No upper or lower limit with effect from 01.04.24</i>  2.70 3.60	    1.50 3.60	    -44.4% 0.0%

Description of Charge		2024/25 Charge £	2025/26 Charge £	% Increase
** f.	<b>Weekday room charges (Mon-Fri 8.30-1700)</b> <i>External rate - per hour</i> Beech Oak/Apple Small Meeting rooms (first hr free) Large Meeting rooms (first hr free)  <i>External rate - per half day (Mon-Fri 8.30-12.30 or 13.00-1700)</i> Beech Oak/Apple Small Meeting rooms (first hr free) Large Meeting rooms (first hr free)  <i>External rate - per full day</i> Beech Oak/Apple Small Meeting rooms (first hr free) Large Meeting rooms (first hr free)	  44.00 27.20 17.35 22.00   104.15 76.35 39.35 53.25   185.15 134.20 61.95 88.00	  44.00 27.20 17.35 22.00   104.15 76.35 39.35 53.25   185.15 134.20 61.95 88.00	  0.0% 0.0% 0.0% 0.0%   0.0% 0.0% 0.0% 0.0%   0.0% 0.0% 0.0% 0.0%
** g.	<b>Evenings/Weekend room charges</b> <i>External rate - per hour</i> Beech Oak/Apple  <i>External rate - per half day</i> Beech Oak/Apple  <i>External rate - per full day</i> Beech Oak/Apple	  81.00 68.25   215.25 162.00   446.70 366.85	  81.00 68.25   215.25 162.00   446.70 366.85	  0.0% 0.0%   0.0% 0.0%   0.0% 0.0%
* to be applied when market forces dictate				
** Business Premises Tenant rates at 75% of External Rate (ie. 25% discount)				
10. <u>The Boathouse, Wisbech</u> charges shown <b>net</b> of VAT				
a.	the minimum - per square foot and;	19.70	20.00	1.5%
* b.	the maximum (suites GF1 to FF38) - per square foot	No upper limit effective		
* c.	the maximum (suites FF39 & FF40) - per square foot	from 01.04.24		
d.	the minimum - per square metre and;	212.05	215.28	1.5%
* e.	the maximum - per square metre	No upper limit effective		
* f.	the maximum (suites FF39 & FF40) - per square metre	from 01.04.24		
g.	<b>Catering</b>			
	Tea and coffee per head	2.70	1.50	-44.4%
	Orange Juice per jug	3.60	3.60	0.0%
** h.	<b>Weekday room charges (Mon-Fri 8.30-1700)</b> <i>External rate - per hour</i> Richard Young Large Lambton/Young 1 or 2 The Gallery Meeting rooms  <i>External rate - per half day (Mon-Fri 8.30-12.30 or 13.00-1700)</i> Richard Young Large Lambton/Young 1 or 2 The Gallery Meeting rooms  <i>External rate - per full day</i> Richard Young Large Lambton/Young 1 or 2 The Gallery Meeting rooms	  44.00 27.20 24.90 17.35   104.15 76.35 69.35 39.35   185.15 134.20 122.65 61.95	  44.00 27.20 24.90 17.35   104.15 76.35 69.35 39.35   185.15 134.20 122.65 61.95	  0.0% 0.0% 0.0% 0.0%   0.0% 0.0% 0.0% 0.0%   0.0% 0.0% 0.0% 0.0%

Description of Charge		2024/25 Charge £	2025/26 Charge £	% Increase
** i.	<b>Evenings/Weekend room charges</b>			
	<i>External rate - per hour</i>			
	Richard Young Large	81.00	81.00	0.0%
	Lambton/Young 1 or 2	68.25	68.25	0.0%
	<i>External rate - per half day</i>			
	Richard Young Large	215.25	215.25	0.0%
	Lambton/Young 1 or 2	162.00	162.00	0.0%
	<i>External rate - per full day</i>			
	Richard Young Large	446.70	446.70	0.0%
	Lambton/Young 1 or 2	366.85	366.85	0.0%
* to be applied when market forces dictate				
** Business Premises Tenant rates at 75% of External Rate (ie. 25% discount)				

**APPENDIX 1b**

**2025/26 Fees and Charges - with effect from 1 April 2025**

**Service Group**

Growth & Infrastructure	.....
Communities, Environment, Leisure & Planning	.....
Resources & Customer Services	.....

**Note :**  
The charges are inclusive of standard rate VAT (except for charges for South Fens Enterprise Centre, South Fens Business Centre and The Boathouse, which are shown excluding VAT) unless they are shown as:

- Exempt (e).
- Non-Business (n)
- Zero Rated (z).

Note : standard rate VAT applicable:	from 04.01.11	20%
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Description of Charge	2024/25 Charge £	2025/26 Charge £	% Increase
<b>PORT OF WISBECH AUTHORITY (NENE PORTS) FEES &amp; CHARGES</b>			
<b>1. <u>Harbour and Light Dues</u></b>			
a. To Wisbech - per G.T. <i>2025/26 To be confirmed</i>	0.764 (z)	0.840 (z)	10.0%
b. To Sutton Bridge - per G.T. <i>2025/26 To be confirmed</i>	0.563 (z)	0.619 (z)	10.0%
<b>Oil Spill Prevention Charge</b> - per ship per visit	28.62 (z)	31.48 (z)	10.0%
<b>2. <u>Conservancy Dues</u></b>			
a. To Wisbech - per G.T. <i>2025/26 To be confirmed</i>	0.571 (z)	0.628 (z)	10.0%
b. To Sutton Bridge - per G.T. <i>2025/26 To be confirmed</i>	0.503 (z)	0.553 (z)	10.0%
<b>3. <u>Wharfage Dues (Wisbech Only)</u></b>			
(i) Steel & Iron products - per tonne	0.768 (z)	0.845 (z)	10.0%
(ii) Timber (Deals, battens, boards etc) - per cu.m.	0.785 (z)	0.864 (z)	10.0%
(iii) Timber (Plywood, hardboard etc) - per cu.m.	0.994 (z)	1.093 (z)	10.0%
(iv) Grain, Animal Feeds - per tonne	0.726 (z)	0.799 (z)	10.0%
(v) Fertilisers, Sand, Salt - per tonne	0.886 (z)	0.975 (z)	10.0%
(vi) Aggregates - per tonne	0.886 (z)	0.975 (z)	10.0%
(vii) Bricks - per tonne	0.768 (z)	0.845 (z)	10.0%
(viii) Scrap Metal - per tonne	1.229 (z)	1.352 (z)	10.0%
(ix) RDF Bales - per tonne	1.112 (z)	1.223 (z)	10.0%
(x) ISPS Charge - per ship per visit	51.55 (z)	56.705 (z)	10.0%
<b>4. <u>Mandatory Waste Fee (Wisbech only)</u></b>			
Contribution towards disposal of ships' waste and garbage disposal, in accordance with MARPOL regulations - per ship per visit	110.00	121.00	10.0%
<b>5. <u>Pilotage and Boarding &amp; Landing Dues</u></b>			
<b>a For a vessel to Wisbech</b>			
- total for inward and outward - per G.T.			
(i) 1000 or below (Minimum - Lump Sum) <i>2025/26 To be confirmed</i>	1,140.51 (z)	1,254.56 (z)	10.0%
(ii) exceeding 1000 <i>2025/26 To be confirmed</i>	1.141 (z)	1.255 (z)	10.0%
<b>b For a vessel to Sutton Bridge</b>			
- total for inward and outward - per G.T.			
(i) 1000 or below (Minimum - Lump Sum) <i>2025/26 To be confirmed</i>	941.77 (z)	1,035.94 (z)	10.0%
(ii) exceeding 1000 <i>2025/26 To be confirmed</i>	0.944 (z)	1.038 (z)	10.0%
<b><u>Additional Charges</u></b>			
(excluding any charges imposed by terminal operators or agents in respect of attendance at ships by boatmen / ropemen or other personnel)			
<b>c Detention</b>			
If a pilot is detained on board or taken to another port as a result of extreme weather or other unavoidable causes:			
a charge per hour of	172.10 (z)	180.70 (z)	5.0%
up to a maximum of	2,580.95 (z)	2,710.00 (z)	5.0%
The ship will also be liable for any public transportation costs of the pilot's return to port of boarding and subsistence charges during this time.			
<b>d 'Dead Ship'</b>			
For <i>force Majeure</i> pilotage of a vessel without the use of main engine/s, the compulsory pilotage rate is as per 4(a) and 4(b) plus 100%.			
<b>e Harbour Services</b>			
Vessel movements in harbour area including mooring and unmooring and moving berth, Draft Surveys, a flat rate charge of	172.10 (z)	180.70 (z)	5.0%



Description of Charge		2024/25 Charge £	2025/26 Charge £	% Increase
<b>f</b>	<b>Attendance</b> For pilotage subsequently not required for a tide or failure to make ETA/ETD or vessel does not arrive as advised, a flat rate of For inward passage cancelled following attendance, a further flat rate charge for boarding service of 1 hour pilot boat at per hour	<b>172.10 (z)</b> <b>481.65 (z)</b>	<b>180.70 (z)</b> <b>505.75 (z)</b>	<b>5.0%</b> <b>5.0%</b>
<b>g</b>	<b>Pilot Exemption Certificate Application (Processing fee)</b> For a Master of any vessel over 20m working in the harbour jurisdiction without a pilot must apply for a PEC, subject to approval from the Harbour M	<b>370.00</b>	<b>388.50</b>	<b>5.0%</b>
<b>h</b>	<b>Pilot Exemption Fee 25% of Full Pilotage (per day)</b>			
<b>i</b>	<b>Dredging/Bed Levelling (Charge per Hour)</b> Minimum of 3 hours, plus mobilisation (see below) Tariff rates for Dredging/Bed Levelling apply only within the port areas of Wisbech and Sutton Bridge. Others by negotiation.	<b>519.25</b>	<b>545.25</b>	<b>5.0%</b>
<b>j</b>	<b>Towing (Charge per Hour)</b> Minimum of 2 hours within the confines of the harbour areas, plus mobilisation/cancellation time (see below) Minimum of 4 hours for a stern tow from seaward to Sutton Bridge, plus mobilisation time (see below)	<b>519.25 (z)</b> <b>519.25 (z)</b>	<b>545.25 (z)</b> <b>545.25 (z)</b>	<b>5.0%</b> <b>5.0%</b>
<b>k</b>	<b>Mobilisation/Cancellation fee Time (Charge per Hour)</b> Charge for passage to place towing vessel on station, with a Minimum of 1 hour. No charge will apply if cancelled 4 hrs before HW	<b>224.85 (z)</b>	<b>236.10 (z)</b>	<b>5.0%</b>
<b>l</b>	<b>Surveying</b> Per day or part thereof, hire of equipment Per hour, for processing results Cancellation fee of 40% of completed works	<b>224.70</b> <b>121.05</b>	<b>235.90</b> <b>127.10</b>	<b>5.0%</b> <b>5.0%</b>
<b>m</b>	<b>Harbour vessel's workboat hire (Charge per hour)</b> Per hour, Minimum 4 hours, small boat hire Orca WB1 Per hour, minimum 4 hours, small workboat hire Nene Surveyor Per hour, minimum 4 hours, pilot boat hire Nene Pilot, Fenland Pilot Per hour, minimum 4 hours, Fenlander Tug	<b>331.75</b> <b>373.80</b> <b>481.65</b> <b>519.25</b>	<b>348.35</b> <b>392.50</b> <b>505.75</b> <b>545.25</b>	<b>5.0%</b> <b>5.0%</b> <b>5.0%</b> <b>5.0%</b>
Charges for i and l above, if during weekends or between 18:00 and 06:00 on any week day shall be +50% Tariff rates for surveying apply only within the port areas of Wisbech and Sutton Bridge. Others by negotiation.				
<b>n</b>	<b>Marine Works Application</b> Processing Fee (minimum)	<b>329.65</b>	<b>346.15</b>	<b>5.0%</b>
<b>o</b>	<b>Duty Officer Call Out Charge</b> Out of hours (per hour) - 1600 - 0800	<b>121.05</b>	<b>127.10</b>	<b>5.0%</b>
<b>p</b>	<b>Marine Works Superintendence - per hour</b> (minimum 1 hour)	<b>121.05</b>	<b>127.10</b>	<b>5.0%</b>
<b>q</b>	<b>Pilot Ordering</b> All Pilots must be ordered 12 hours before HW, a late notice charge will be applied for each pilot ordered after this time Pilots ordered between 12 - 4 hours before HW, a late notice charge <b>No Pilots to be ordered after 4 hours before HW</b>	<b>456.85</b>	<b>479.70</b>	<b>5.0%</b>
<b>r</b>	<b>Harbour Master Superintendence - per hour</b> (minimum 1 hour)	<b>159.15</b>	<b>167.10</b>	<b>5.0%</b>
<b>s</b>	<b>Local Notice to Mariners</b> A charge will apply where the Harbour Authority has to raise a Local Notice to Mariners (LNTM) on behalf of third parties, of	<b>216.05</b>	<b>226.85</b>	<b>5.0%</b>
<b>Small Commercial Vessels - Non Resident.</b>				
<u>Mooring on Authority's Pontoons at Sutton Bridge or Wisbech</u>				
Per metre LOA per 24 hours or part there of		<b>7.70</b>	<b>8.10</b>	<b>5.2%</b>
Per metre per 7 days		<b>33.40</b>	<b>35.10</b>	<b>5.1%</b>

Description of Charge	2024/25 Charge £	2025/26 Charge £	% Increase
<b>Small Commercial Vessels - Resident/Non Resident</b>			
Harbour & Light Dues & Conservancy Charge per vessel per visit.	28.05 (z)	29.45 (z)	5.0%
Fuel Transfer Charge or Permission to fuel from tanker or across Authority's property.			
Per vessel per bunker and subject to 24 hours notice and Harbour Master's permission.	52.45	55.05	5.0%
NB for purposes of this tariff addendum, Small Commercial Vessels are deemed those certified under the MCA Small Commercial Code of Practice and/or 24 metres LOA or below.			
<b>Commercial Vessels - Lay By Wisbech Commercial Quay</b>			
For all commercial vessels other than defined small commercial vessels, a charge per gross tonne shall apply per entry as follows.	1.10	1.15	4.5%
An entry shall permit a maximum stay of four days after which further layby berthing dues become payable. Minimum 4 days.			
Harbour & Light Dues, Pilotage, Conservancy, ship's waste, oil spill and ISPS charges as per tariff.			
Wisbech ship berths are NAABSA berths and vessels are subject to being required to move on demand. If dead ship, berthing conditions are strictly by prior agreement with the Harbour Master.			
VAT payable where applicable. All charges fall due on demand and before departure unless account facilities have been applied for and approved in advance.			
<b>6. <u>Wisbech Yacht Harbour</u></b>			
(All Rates include VAT at standard rate)			
<b>a (i) Pontoon Berths - Contract (Long Term) Berthing Rates</b>			
<b>Standard Term - (Vessel LOA greater than 6.0m)</b>			
	<b>Rate/metre £</b>	<b>Rate/metre £</b>	
Per annum	191.00	194.50	1.8%
Per annum outside or inside hammer-head berths	211.00	215.00	1.9%
Per annum on commercial linear berths	211.00	215.00	1.9%
'Budget' or 'Day Boat' (vessels between 3.6m and 6.0m LOA) rates are subject to a 15% discount on the actual rates but do not qualify for winter discounts.			
Port of Wisbech Authority Annual Licence	20.00 (z)	21.00 (z)	5.0%
<b>note</b>			
- Rates apply afloat or for storage ashore but exclude boat lift charges.			
- For vessels arriving mid-term, charges are pro-rata.			
- Rates above apply given payment in full at point of invoice.			
Payment can be staggered but:-			
Two payments	plus 5%		
Four payments	plus 9%		
Twelve payments	plus 13%		
<b>(ii) Sutton Bridge Moorings</b>			
(Rates exclude VAT at standard rate)			
<b>Pontoon Berths - Berthing Rates per annum</b>	176.00	188.00	6.8%

charges shown net of VAT  
( 25/26 Year 3 of CPI + 5%)

Description of Charge	2024/25 Charge £	2025/26 Charge £	% Increase
<b>b Pontoon Berths - Non-Contract (Visitor) Berthing Rates (Including Port of Wisbech Authority licence contribution)</b>	<b>Rate/metre £</b>	<b>Rate/metre £</b>	
Daily - per 24 hours ( <b>minimum charge £17.00</b> )	<b>2.70</b>	<b>2.75</b>	<b>1.9%</b>
Weekly (7 days)	<b>13.50</b>	<b>13.75</b>	<b>1.9%</b>
Monthly (28 days) April - October	<b>34.70</b>	<b>35.50</b>	<b>2.3%</b>
Special Events	<b>POA</b>	<b>POA</b>	
Tenders (up to 3.5m LOA) - per month	<b>44.75</b>	<b>45.50</b>	<b>1.7%</b>
Short Stay Berth (Subject to availability) Max 2 hrs, not overnight	<b>No charge</b>	<b>No charge</b>	
Sail Training Vessels	<b>Less 20%</b>	<b>Less 20%</b>	
Club Rallies of over 2 Boats per visit	<b>Less 20%</b>	<b>Less 20%</b>	
Narrow Boats over 11m LOA	<b>Less 20%</b>	<b>Less 20%</b>	
Weather-bound craft maximum of one week	<b>Less 20%</b>	<b>Less 20%</b>	
<b>Winter Storage Afloat</b>			
November to March per month	<b>29.50</b>	<b>30.00</b>	<b>1.7%</b>
Full five months	<b>115.00</b>	<b>117.00</b>	<b>1.7%</b>
<b>Conditions of Use</b>			
This tariff should be read in conjunction with the Wisbech Yacht Harbour Terms and Conditions of Use and the Berthing Licence.			
1 All contracts are subject to availability and all fees payable in advance.			
2 Cancelled contracts will attract a cancellation fee of 15% of the total contract value.			
3 An administration fee of 10% may be applied to all non-contract charges which are invoiced against any vessel which leaves the Yacht Harbour before settlement of an account.			
4 Berthing charges include Port of Wisbech harbour dues, portable water for filling tanks and access to Yacht Harbour facilities. NB Visiting craft are not guaranteed an alongside berth and depending on availability may be required to raft up.			
5 Multi-hulled vessels may be subject to a surcharge of 1.5 times actual rate.			
6 Commercial vessels, (those not designed and/or used for leisure purposes), may be subject to a surcharge of actual costs as a result of charges levied by Local or Statutory authorities.			
7 LOA, (length overall), is the maximum length of any vessel and includes overhangs (push pits, pull pits, bowsprits, davits, etc)			
Administration charge for visiting vessels leaving without paying dues in full	<b>38.75</b>	<b>39.75</b>	<b>2.6%</b>
Administration charge for each debtor account referred for collection	<b>142.70</b>	<b>146.00</b>	<b>2.3%</b>
Administration charge for change in billing method after berthing application is accepted or extension to contract period <b>or agreed period in Crab Marsh Boat Yard per month</b> between 1st April and 31st March	<b>38.75</b>	<b>39.75</b>	<b>2.6%</b>
<b>c Ancillary Charges</b>			
All yard services apply from 08:30 to 16:30 Monday to Friday excluding Bank Holidays. Otherwise charges are plus 100%.			
Any emergency weekend lifting plus 100%			
<b>(i) Boat lifting - Up to 15m LOA or 20 tonnes</b>			
<b>Lift Out</b>			
To yard, including shoring up using boat cradle/stands. Per metre	<b>23.15</b>	<b>23.50</b>	<b>1.5%</b>
Minimum Charge	<b>155.10</b>	<b>158.25</b>	<b>2.0%</b>
Yard charge applies for non-contract rate at Non-Contract (Visitor) Berthing Rates			
<b>Relaunch/Lift onto Trailer</b>			
Per metre.	<b>23.15</b>	<b>23.50</b>	<b>1.5%</b>
Minimum Charge	<b>155.10</b>	<b>158.25</b>	<b>2.0%</b>
<b>(ii) Vessels over 15m LOA and /or 20 tonnes to 55 tonnes plus 30%.</b>			

Description of Charge	2024/25 Charge £	2025/26 Charge £	% Increase
<b>Lift Out</b> To yard, including shoring up using boat cradle/stands. Per metre	32.10	32.75	2.0%
Marine Service waiting charge per hour per person	50.50	51.50	2.0%
<b>Relaunch/Lift onto Trailer</b> Per metre.	32.10	32.75	2.0%
Yard charge applies for non-contract rate at Non-Contract (Visitor) Berthing Rates			
(iii) <b>Lift out</b> <b>Hold in Slings</b> (subject to availability). Per metre, per 30 minutes	11.40	11.75	3.1%
Return to water			
<b>Hire of Yacht harbour Cradles (subject to availability)</b> per annum / pro rata per cradle	133.30	136.00	2.0%
<b>Hire of electric pressure washer</b> (subject to availability). Per use.	43.20	43.50	0.7%
<b>Hire of petrol pressure washer</b> (subject to availability). Per day. Plus Fuel.	92.80	93.00	0.2%
<b>Hire of petrol pressure washer</b> (subject to availability). Per week. Plus Fuel.	185.65	186.00	0.2%
(iv) <b>Boom Crane Lifting . Max 3 tonnes.</b> <b>Engine lift</b> , per engine, per hour or part.	92.80	94.50	1.8%
<b>Comercial Engine Lift</b>	POA	POA	
<b>Small boat lift</b> . Per metre each way.	19.75	20.00	1.3%
Minimum charge each way.	61.10	65.00	6.4%
(v) <b>Other Services</b> <b>Marine Services Labour (min 2 hours)</b> For any additional work per hour, including the following:- Cleaning boat yard if left untidy. Boat movement by yard staff (plus Harbour vessel's workboat hire) Mast stepping/unstepping. Pressure wash by yard.	59.90	60.00	0.2%
<b>Mast Storage</b> . Per mast up to 12m vessel LOA. Single payment .	66.35	67.75	2.1%
Over 12m vessel LOA. Single payment.	92.80	94.75	2.1%
<b>Boat Trailer or Cradle Storage</b> (subject to availability of space). p/a	94.60	96.50	2.0%
<b>Miscellaneous Storage Ancilliary per sq mtr, per annum, subject to availability and permission</b>	52.85	53.75	1.7%
<b>Marina pump out</b> . Per use, subject to availability.	19.40	20.00	3.1%
<b>Non boatyard temporary hard standing</b> . Subject to availability. Charges as per non contract berthing rates.			
<b>Hire of forklift and operator</b> . Up to 2.8 tonne lifts. First half hour or part.	92.80	94.50	1.8%
Per additional hour	58.15	60.00	3.2%
<b>Electricity</b> By prepaid card from Harbour Office Gate Access Card - Yacht Harbour	17.60	18.00	2.3%
Fuel Pump Dispensing Key - Yacht Harbour	23.50	24.00	2.1%
<b>Tradesmen's Licence</b> . Annual working permit. Tradesmen to work in boatyard, yacht harbour or slipway. Subject to insurance and Harbour Master's approval.	146.85	149.50	1.8%
<b>Crab Marsh Work Shop</b> Premium under cover boat storage - (short term per month)	197.40	199.00	0.8%

Description of Charge	2024/25 Charge £	2025/26 Charge £	% Increase
<b>7. Sewage Disposal</b>  <b>Properties not connected to mains sewer</b> Private dwellings Service charge (per annum) Standing charge (per annum) Charges to Roddons as per the Transfer Agreement  <b>March Sanitation Point</b> Boat Pump-Out tokens                  per token Sanitation Point Keys	< As per AW >	< As per AW >	
	15.85	16.50	4.1%
	6.00	6.30	5.0%
<b>8. Mini Factories</b>  <b>Rents negotiable within:</b>  <b>Boleness Road/New Drove/Prospect Way/Longhill</b>  a. the minimum - per square foot and; * b. the maximum - per square foot <i>No upper limit wef 01.04.24</i>  c. the minimum - per square metre and; * d. the maximum - per square metre <i>No upper limit wef 01.04.24</i>  <b>Venture Court</b>  a. the minimum - per square foot and; * b. the maximum - per square foot <i>No upper limit wef 01.04.24</i>  c. the minimum - per square metre and; * d. the maximum - per square metre <i>No upper limit wef 01.04.24</i>  <b>South Fens Enterprise Centre</b> charges shown <b>net</b> of VAT  a. the minimum - per square foot and; * b. the maximum - per square foot <i>No upper limit wef 01.04.24</i>  c. the minimum - per square metre and; * d. the maximum - per square metre <i>No upper limit wef 01.04.24</i>  It should be noted that VAT is applicable on rental income at Venture House, Venture Court & South Fens Enterprise Park Includes charges for acceptable trade refuse collection and disposal, insurance, water rates (where applicable), and site maintenance.  *        to be applied when market forces dictate	6.50 (e)	7.50 (e)	15.4%
	69.97 (e)	80.73 (e)	15.4%
	7.20 (e)	7.20 (e)	0.0%
	77.50 (e)	77.50 (e)	0.0%
	7.20	8.50	18.1%
	77.50	91.49	18.1%
<b>9. South Fens Business Centre, Chatteris</b> charges shown <b>net</b> of VAT  a. the minimum - per square foot and; * b. the maximum - per square foot  c. the minimum - per square metre and; * d. the maximum - per square metre  e. <b>Catering</b> Tea and coffee per head Orange Juice per jug	<i>No upper or lower limit with effect from 01.04.24</i>  <i>No upper or lower limit with effect from 01.04.24</i>  2.70 3.60	    1.50 3.60	    -44.4% 0.0%

Description of Charge		2024/25 Charge £	2025/26 Charge £	% Increase
** f.	<b>Weekday room charges (Mon-Fri 8.30-1700)</b> <i>External rate - per hour</i> Beech Oak/Apple Small Meeting rooms (first hr free) Large Meeting rooms (first hr free)  <i>External rate - per half day (Mon-Fri 8.30-12.30 or 13.00-1700)</i> Beech Oak/Apple Small Meeting rooms (first hr free) Large Meeting rooms (first hr free)  <i>External rate - per full day</i> Beech Oak/Apple Small Meeting rooms (first hr free) Large Meeting rooms (first hr free)	  44.00 27.20 17.35 22.00   104.15 76.35 39.35 53.25   185.15 134.20 61.95 88.00	  44.00 27.20 17.35 22.00   104.15 76.35 39.35 53.25   185.15 134.20 61.95 88.00	  0.0% 0.0% 0.0% 0.0%   0.0% 0.0% 0.0% 0.0%   0.0% 0.0% 0.0% 0.0%
** g.	<b>Evenings/Weekend room charges</b> <i>External rate - per hour</i> Beech Oak/Apple  <i>External rate - per half day</i> Beech Oak/Apple  <i>External rate - per full day</i> Beech Oak/Apple	  81.00 68.25   215.25 162.00   446.70 366.85	  81.00 68.25   215.25 162.00   446.70 366.85	  0.0% 0.0%   0.0% 0.0%   0.0% 0.0%
* to be applied when market forces dictate				
** Business Premises Tenant rates at 75% of External Rate (ie. 25% discount)				
10. <u>The Boathouse, Wisbech</u> charges shown <b>net</b> of VAT				
a.	the minimum - per square foot and;	19.70	20.00	1.5%
* b.	the maximum (suites GF1 to FF38) - per square foot	No upper limit effective		
* c.	the maximum (suites FF39 & FF40) - per square foot	from 01.04.24		
d.	the minimum - per square metre and;	212.05	215.28	1.5%
* e.	the maximum - per square metre	No upper limit effective		
* f.	the maximum (suites FF39 & FF40) - per square metre	from 01.04.24		
g.	<b>Catering</b>			
	Tea and coffee per head	2.70	1.50	-44.4%
	Orange Juice per jug	3.60	3.60	0.0%
** h.	<b>Weekday room charges (Mon-Fri 8.30-1700)</b> <i>External rate - per hour</i> Richard Young Large Lambton/Young 1 or 2 The Gallery Meeting rooms  <i>External rate - per half day (Mon-Fri 8.30-12.30 or 13.00-1700)</i> Richard Young Large Lambton/Young 1 or 2 The Gallery Meeting rooms  <i>External rate - per full day</i> Richard Young Large Lambton/Young 1 or 2 The Gallery Meeting rooms	  44.00 27.20 24.90 17.35   104.15 76.35 69.35 39.35   185.15 134.20 122.65 61.95	  44.00 27.20 24.90 17.35   104.15 76.35 69.35 39.35   185.15 134.20 122.65 61.95	  0.0% 0.0% 0.0% 0.0%   0.0% 0.0% 0.0% 0.0%   0.0% 0.0% 0.0% 0.0%

Description of Charge		2024/25 Charge £	2025/26 Charge £	% Increase
** i.	<b>Evenings/Weekend room charges</b>			
	<i>External rate - per hour</i>			
	Richard Young Large	81.00	81.00	0.0%
	Lambton/Young 1 or 2	68.25	68.25	0.0%
	<i>External rate - per half day</i>			
	Richard Young Large	215.25	215.25	0.0%
	Lambton/Young 1 or 2	162.00	162.00	0.0%
	<i>External rate - per full day</i>			
	Richard Young Large	446.70	446.70	0.0%
	Lambton/Young 1 or 2	366.85	366.85	0.0%
* to be applied when market forces dictate				
** Business Premises Tenant rates at 75% of External Rate (ie. 25% discount)				