

**SUMMARY OF MINUTES OF THE SAUNDERSFOOT HARBOUR COMMISSIONERS
MEETING**

HELD ON WEDNESDAY 25th MARCH 2026

PRESENT:

Commissioner A Sangster – Chair

Commissioner P Parker

Commissioner A Evans

Commissioner D McDermott

Commissioner J Codd

Shadow Commissioner D Plester

IN ATTENDANCE:

N Gandy - CEO

J Cray – Harbour Master

APOLOGIES:

L Bremner

Shadow Commissioner K Wellard

Commissioner A Cormack

1. CHAIRMAN’S WELCOME & INTRODUCTION

The Chair opened the meeting and welcomed attendees.

2. DECLARATIONS OF INTEREST

No declarations of interest were stated.

3. MINUTES OF THE PREVIOUS MEETING (25 FEBRUARY 2026)

The minutes of the meeting held on 25th February were confirmed as a true and accurate record.

4. MATTERS ARISING

Matters arising would be covered under the relevant agenda points to follow.

5. HARBOUR OPERATIONS (Harbour Master)

- **Fishing Fleet:** All boats are operating well and will move back to their summer positions at the end of April.

- **Moorings & Allocations:** Allocations for the 2026 season have been completed. A good mix of moorings has become available. The waiting list is active. The new Harbour Assist system is improving efficiency in allocations and invoicing.
- **Outfall Repairs (Welsh Water Dispute):** Welsh Water damaged the concrete path during their remedial works and has stated they are not liable for the replacement. The Harbour Master has disagreed and is in ongoing discussions. Welsh Water's legal team advised the Harbour to complete the works and claim costs back. The Harbour Master has requested written confirmation of 100% liability from Welsh Water first. Evidence of reported issues over two years has been provided. The Harbour Master is standing firm on not incurring costs for which the Harbour is not responsible.
- **Boat Lifting:** Aiming to complete the process within one week.

6. COMMERCIAL OPERATIONS UPDATE (CEO)

- **Accommodation:** Harbour Stays has now been assigned an account manager from [Booking.com](https://www.booking.com). The manager warned that the average daily rate for accommodation is decreasing across Wales due to rising fuel costs, but the CEO remains hopeful that staycations will remain strong. Anecdotal evidence suggests significant cost increases for international travel, which may benefit UK destinations.
- **Tenants:**
 - **Outer Reef:** Left the Marine Centre.
 - **Mamgu Welshcakes:** Rent review due mid-April.
 - **EV Marine:** Vacated in March. The harbour team will take over the workshop space.
- **Shower:** Installed. The Community Council provided a one-year contribution for cleaning/water costs but would not take on the bills long-term. The Community Council indicated the Harbour can return if costs exceed the donation amount.
- **New Tenant (Unit 16A):** "The Cheesecake Man" will be taking the unit, subject to planning permission for A1 retail use.
- **Events:** "Rock the Deck" (Queen and Dolly Parton tribute) ticket sales are strong for early May. Weddings continue to be a strong revenue stream with several bookings. A yoga teacher will begin holding classes in the restaurant space five times a week for a six-week trial.

7. FINANCE & GOVERNANCE (CEO reporting in absence of Finance Manager)

- Costs are rising across the board (waste, heating/electricity costs set to rise in April).

8. HARBOUR REVISION ORDER (HRO)

No update. No decision will be made until a minister has issued a letter with the inspector's report after the election period. The Harbour continues to press for a decision as soon as possible.

9. STAKEHOLDER & ADVISORY COMMITTEE RELATIONS

- **Advisory Committee:** A positive meeting was held two weeks ago. The Committee welcomed the appointment of a new commissioner and reiterated support for other appointments under the HEO.
- **Other Meetings:** The CEO has had meetings with Love Saundersfoot, the Rotary, the school (singing on Ocean Square), the Air Ambulance, and attended a British Ports Association event in Cardiff Bay focused on small ports, tourism, the Celtic Freeport and renewables.

10. ANY OTHER BUSINESS

None.

11. DATE OF NEXT MEETING

- Proposed for **6th May** (noting one commissioner is unavailable). The date will be confirmed.

Meeting closed with thanks to all attendees.