

BBCA Bristol Harbour Benchmarking



Objective;

To compare & assess the Bristol City Council (BCC) benchmarking assessment of current Facilities offered for licence holders use within Bristol harbour, with those in Bristol Marina, Portishead Marina, Saltford Marina & Liverpool Marina.

This BBCA assessment not only assesses the provision of facilities but also on quality and availability.

This document compares the different types of moorings within the harbour & the 4 marinas benchmarked. It also compares all of the mooring areas for any variance between the services provided.

BBCA have not reconciled any of the benchmarking for commercial use within this document.

This Assessment has been undertaken in February 2023.

BCC Benchmarking information

Extract of BCC Benchmarking, Source BCC Harbour Operations slide;

Benchmarking Residential and Visitor Moorings

	Bristol Harbour Current Charges	Bristol Harbour Proposed Charges	Saltford Marina	Bristol Marina	Portishead Marina	Liverpool	Average of Non- Tidal Marinas	%
Annual Navigation	44.30	50.00	29.00	N/a	N/a	N/a	29.00	42%
Pontoon Mooring Annual	188.20	250.00	217.00	308.33	372.00	253.00	287.58	-15%
Residential Mooring Annual	N/a	325.00	243.00	350.67	372.00	423.00	347.17	-7%
Visitor 24 Hour Pass	2.30	3.00	0.65	2.97	3.50	2.75	2.47	18%

Photographs from the 4 Marinas listed are contained on the following 19 pages.

Bristol Marina

- Elsan Point
- WC's & Showers
- Disabled WC & Shower (combined)
- Laundry Facility
- General waste bins & Recycling
- *PRIVATE Facilities, NOT for use by Bristol Harbour Licence holders*



Bristol Marina



Bristol Marina



Bristol Marina



Portishead Marina

- Elsan Point
- WC's & Showers
- Disabled WC & Shower (combined)
- Laundry Facility
- General waste bins & Recycling



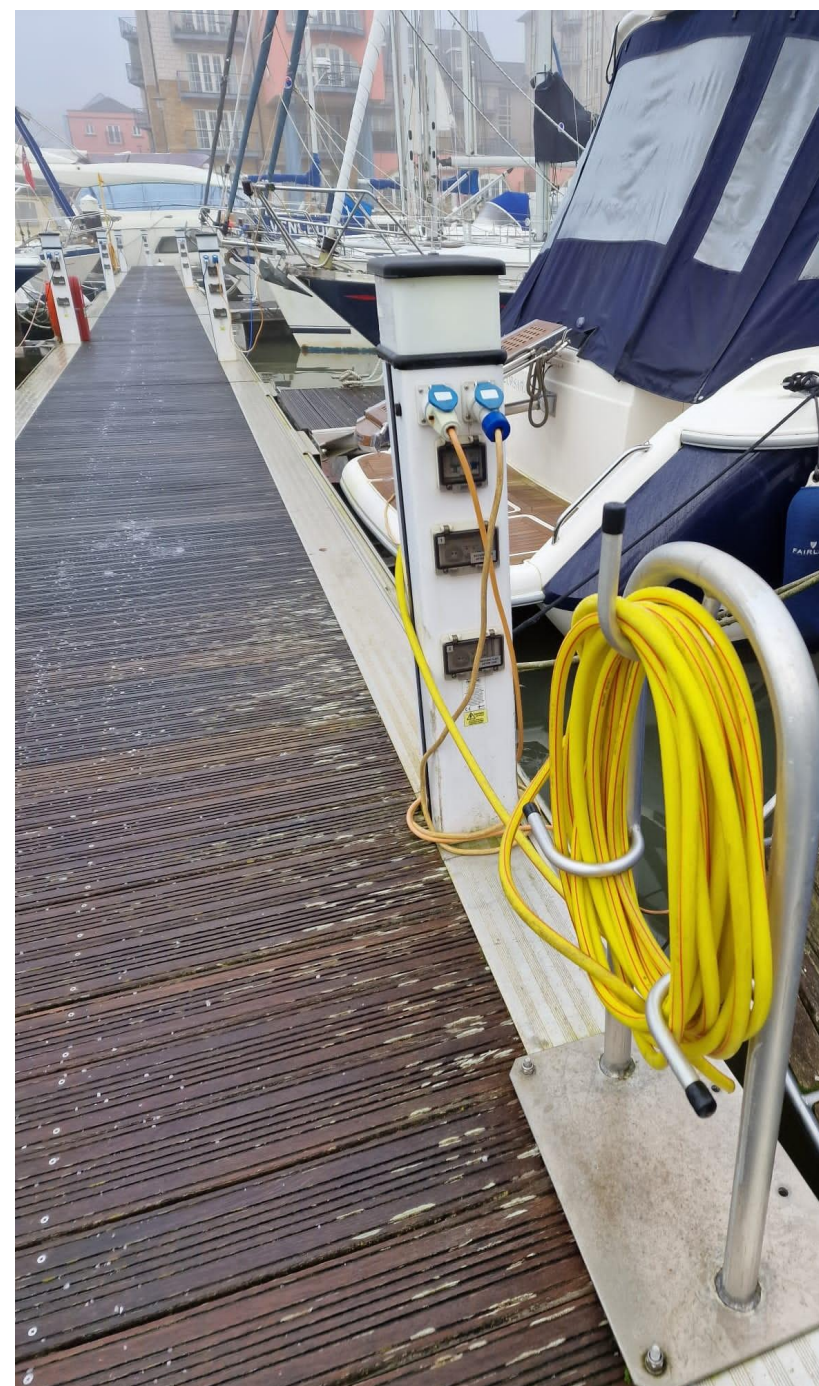
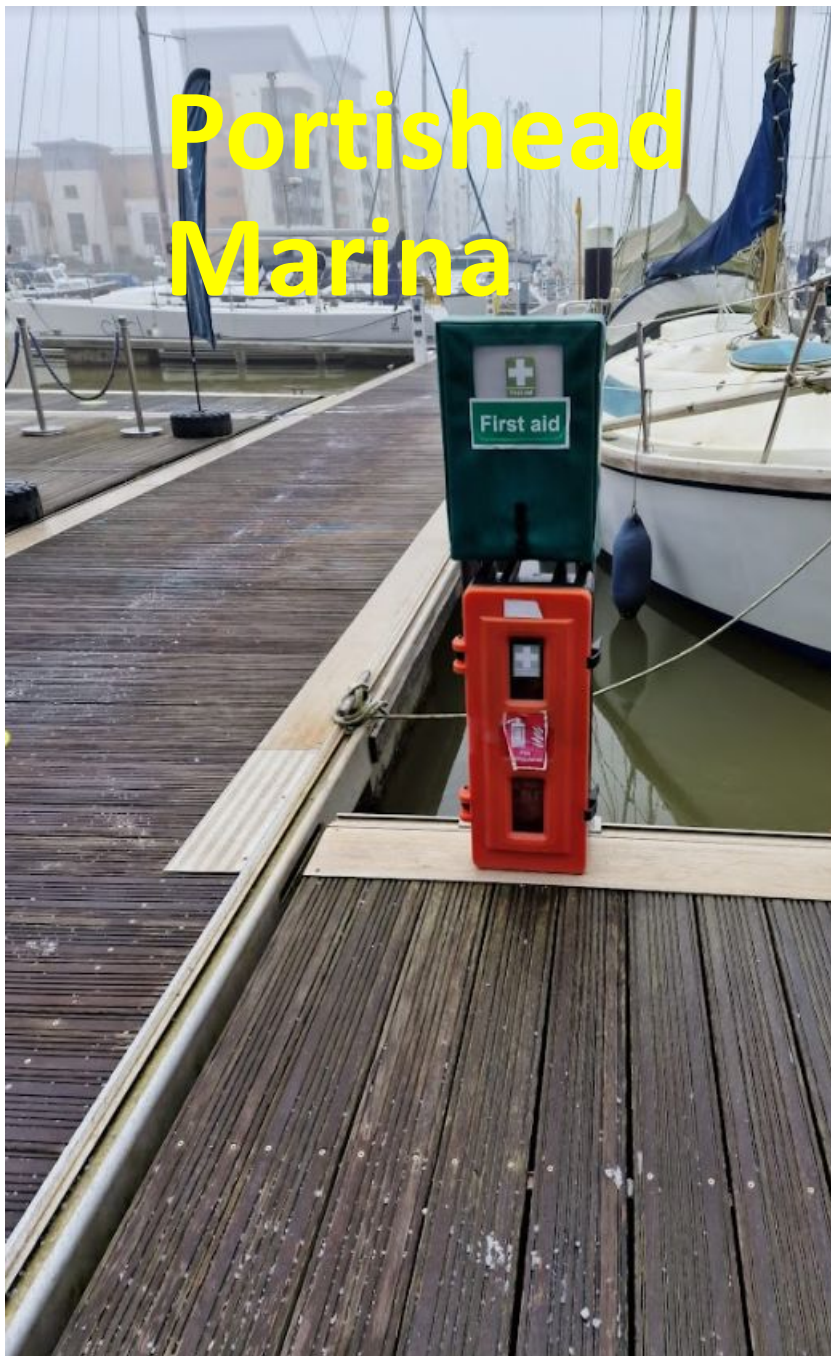
Portishead Marina



Portishead Marina



Portishead Marina



Saltford Marina

- Elsan Point
- WC's & Showers
- Disabled WC & Shower (combined)
- Laundry Facility
- General waste bins & Recycling



Saltford Marina

Saltford Marina

Excellent Facilities

Saltford Marina offers all the services and facilities you would expect from a top-class marina. We pride ourselves in giving all our customers the highest possible level of customer service at reasonable cost.



CONTACT US



Fully Secure Location



Pontoon & Riverside Moorings



Members Boating Club



Water & Electricity Hook-Up



Pump Out & Cassette Emptying Facilities



Recycling & Rubbish Disposal



Excellent Showers & Toilets



Laundrette



Storage Units & Bike Storage



Picturesque Surroundings

Saltford Marina

PRIVATE BERTH HOLDER SHOWER & W.C FACILITIES

We are proud to have recently completed the renovations of our male and female bathrooms which feature brand new units for all customers and access only facilities for berth holders.

The berth holder only shower & w.c facilities feature two male and two female private shower units which hold individual toilets.

There are power ports in the ladies for hair accessories & hair dryers are available to use at the dressing unit.

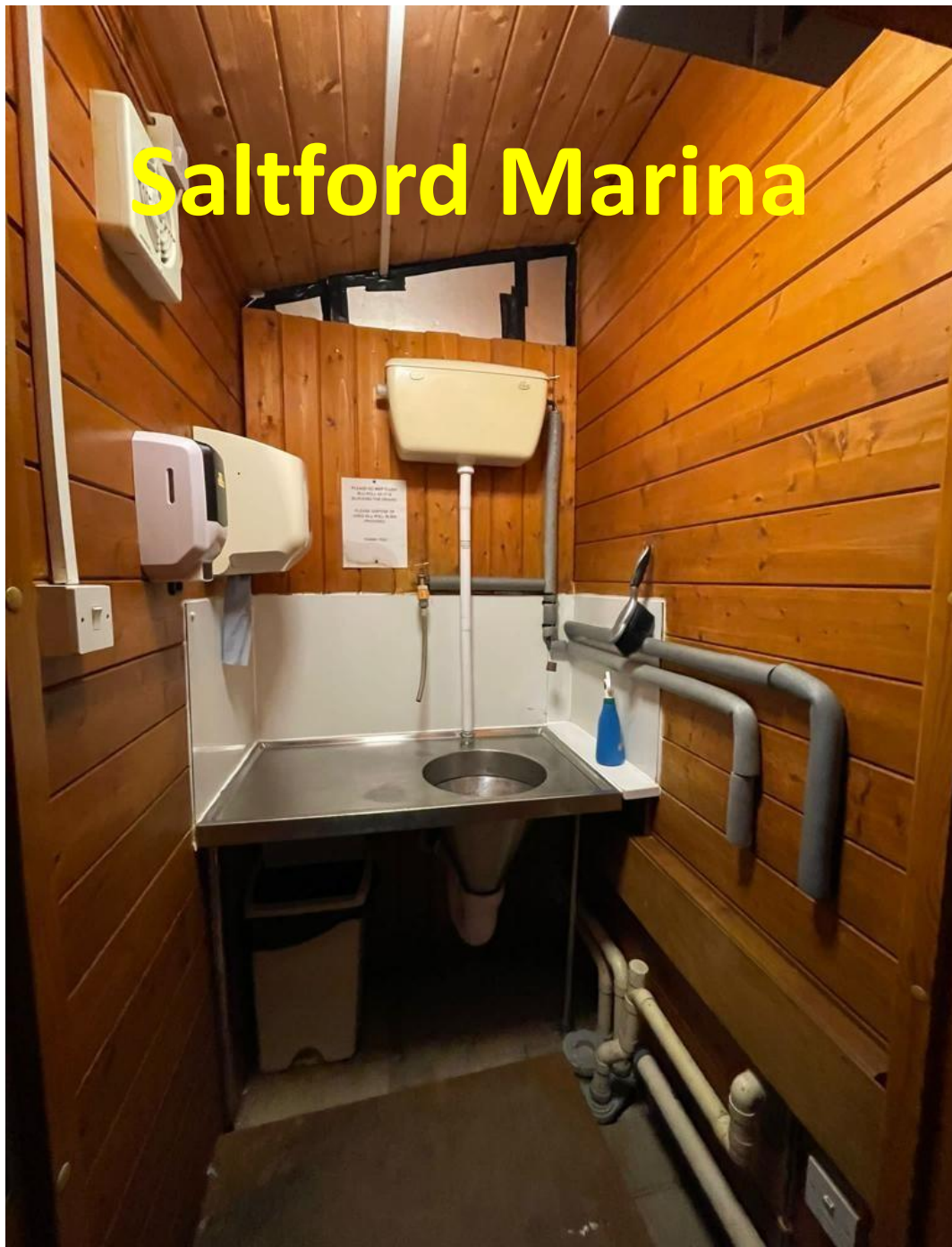
Professional cleaners are on site every day in the morning and the toilets are maintained throughout the day by the bar & restaurant staff.



Saltford Marina



Saltford Marina



Saltford Marina

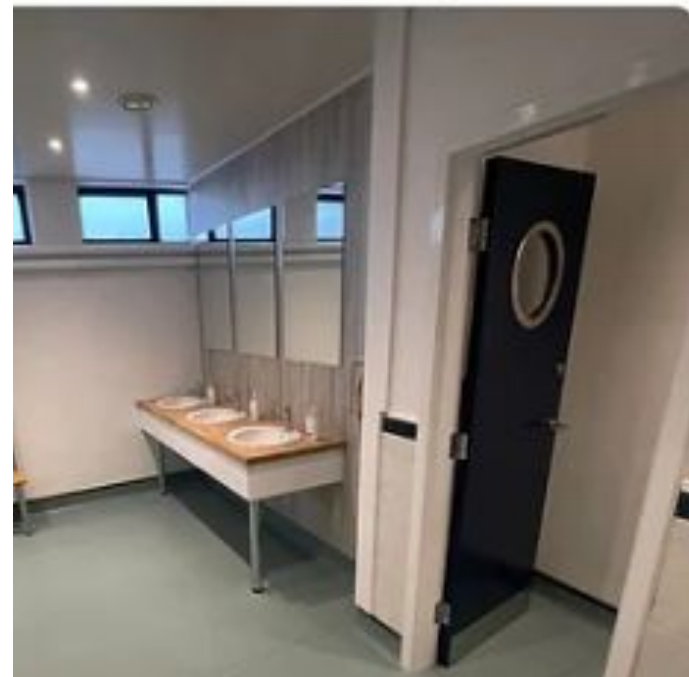
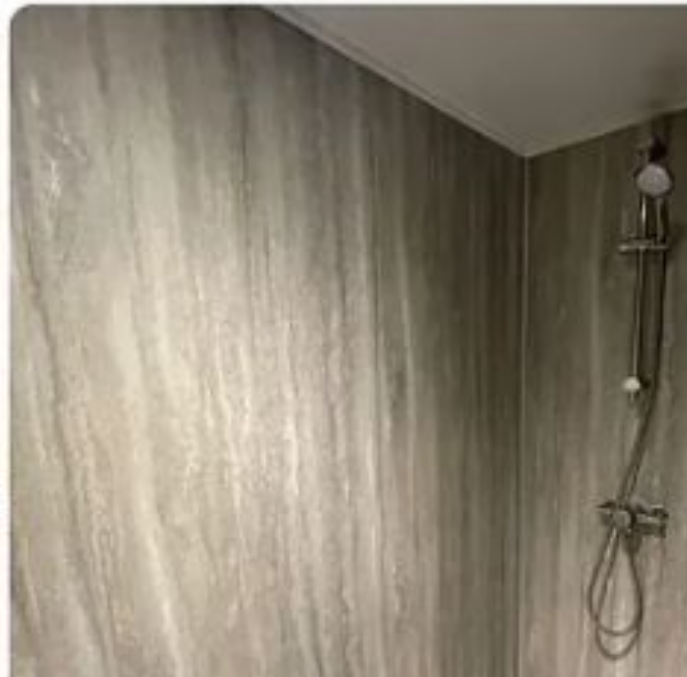
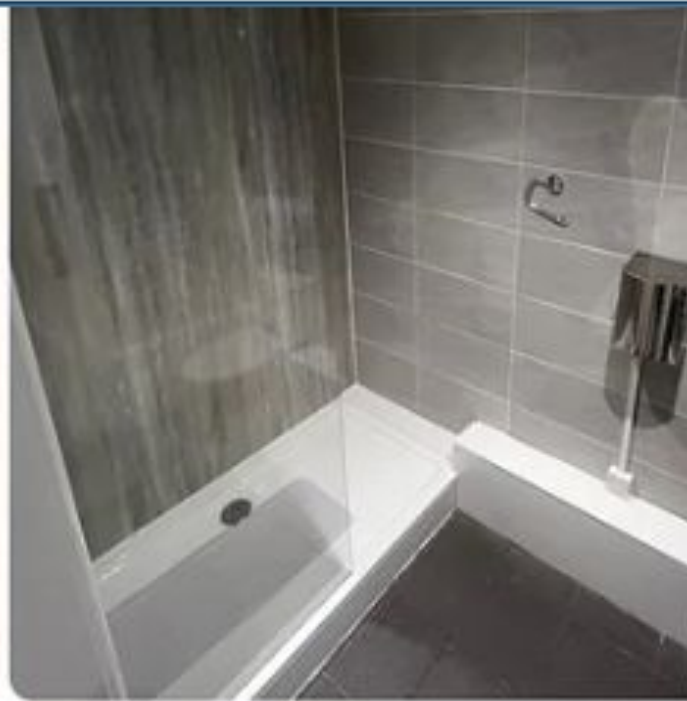


Liverpool Marina

- Elsan Point
- WC's & Showers
- Disabled WC & Shower (combined)
- Laundry Facility
- General waste bins & Recycling



Liverpool Marina



Liverpool Marina

Welcome to your
prima
LAUNDERETTE
Laundry Room

**CASHLESS
LAUNDERETTE**

*The simple way to
do your Laundry*

Follow these 5 easy steps:

1. Register/Sign In
2. Select Location
3. Select Program
4. Make Payment

**PAY VIA YOUR
SMARTPHONE**

Download the app
to your smartphone
or Scan the relevant
QR Code

ON-SITE LAUNDRETTE

Prima is a portfolio of services, focusing on key passion points – quality cleaning and partnerships. After 20 years in retail textile care, we quickly grew into industry leaders and thought it was time to move it forward. Our longstanding industry relationships now also help drive higher revenues and increase value for clients through on-site launderettes.

- Check via mobile phone if there are any washing machines available at the nearest Prima Launderette. If there are any available ones, you may reserve the one you prefer. Book as many washing machines as you need! Your reservation will be valid for 10 minutes.
- Take your sorted laundry to the nearest Prima Launderette. Select the preferred washing machine program. Upon your request, Prima Launderettes offers a wide range of washing products.
- Pay for the services via the smart phone app. Put the laundry in the machine, detergent is automatically added, then press START.
- Upon request, you will receive an SMS or email message about the end time of your cycles. Now it's time for the dryer. But you already know everything, so it won't be difficult.

Liverpool Marina

THE YACHT CLUB SPORTS BAR & GRILL

Founded in 1998 and once a private members bar, The Yacht Club Sports Bar & Grill in Liverpool is situated at Liverpool Marina and open to the public every day from 9am - 11pm.

The new sole operator Bernie joins us from Ireland and brings with him a fun & vibrant taste of Ireland.

The Yacht Club Sports Bar & Grill offers fresh homemade food, an expansive bar menu and giant HD screens showcasing all major sports inside and outside. With a cosy friendly atmosphere and breathtaking views overlooking the yachts & powerboats, The Yacht Club Sports Bar & Grill is open to anyone with something for everyone.

A true hidden gem, The Yacht Club Sports Bar & Grill is located just a ten-minute walk from the Liverpool Docks along the promenade and just 5 minutes from the Baltic Triangle and Cains Brewery Village and is a must-visit destination whilst visiting Liverpool.

As well as a lively bar, The Yacht Club is home to The Spinnaker Function Suite which is ideal for weddings, wakes & other parties up to 150 guests.

The sole operator, Bernie and his team look forward to welcoming you.



Liverpool Marina

BOAT YARD

Bluepoint Marine Services operates a fully equipped boatyard facility offering a full range of marine services from our in house team of specialists, including:

- 60 tonne Travel Hoist
- Onsite Chandlery & Brokerage
- Yacht & Motorboat Repairs
- Marine Engineering Services and Electronics
- Welding, blasting and stainless/aluminium fabrication
- Rigging
- Canals & Barges
- Work & Safety Vessels Available
- Commercial Vessel Support Services
- Salvage & Boat Breaking
- Waterside Events and Floating Infrastructure

With our range of plant and skill set we cater for all requirements, not just at our hub in Liverpool but throughout the UK and Irish Sea, ensuring Liverpool's deep maritime legacy continues.





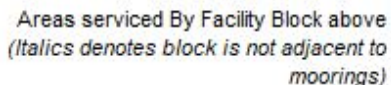
Mooring Types & Services

The below table demonstrates the difference in mooring types and the associated facilities within Bristol harbour.

The other Marinas that have been considered have a far more uniformed provision, which aids in standardising the fees that are charged.

Mooring Area	Bristol Mooring Areas																BCC Benchmarked Marinas			
	Temple Quay - North	Temple Quay - South	Temple Back	Welsh Back	Redcliffe Back	Redcliffe Wharf	Bathurst Basin	Merchants Quay	The Grove	St Augustines Reach	Bordeaux Quay	Wapping Wharf	Hannover quay	Hannover Pontoons	Harbour Inlet	Mardyke Wharf	Bristol Marina	Portishead Marina	Saltford Marina	Liverpool Marina
Description																				
Pontoon	x	x	✓	x	✓	x	✓	x	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	✓	✓
Secure Pontoon	x	x	✓	x	✓	x	✓	x	✓	✓	✓	x	✓	✓	x	✓	✓	✓	✓	✓
Wall Mooring	✓	✓	✓	✓	x	✓	✓	✓	x	x	x	✓	x	x	x	✓	x	x	✓	x
Water (per mooring)	x	✓	✓	✓	✓	x	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electricity supply (per mooring)	x	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The table & Photographs on the following pages demonstrate the differences in the services that are available at the different facility blocks around the harbour & also the difference in the range of facilities that are provided in the 4 marinas used for the assessment.



Bristol Facility Blocks					
Bathurst Basin	Mud Dock	Wapping Wharf (Buttery)	Harbour Inlet	The Pavillion Building	Underfall Yard
Bathurst Basin Merchants Quay Redcliffe Quay <i>Temple Quay</i> <i>Temple Back</i> <i>Welsh Back</i> <i>Redcliffe Back</i>	The Grove Moorings <i>St Augustines reach</i>	Wapping Wharf	Hannover Pontoons Harbour Inlet	Hannover Quay Hannover Pontoons Harbour Inlet <i>St Augustines reach</i> <i>Esplanade Quay</i>	<i>Licence Holders - Not currently open & or available</i>

BCC Benchmarked Marinas			
Bristol Marina	Portishead Marina	Saltford Marina	Liverpool Marina
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✓	✓
✓	✓	✗	✓
✓	✓	✗	✓
✗	✗	✓	✓
✗	✗	✓	✓
✗	✓	✗	✓
✓	✓	✓	✓

Bathurst Basin

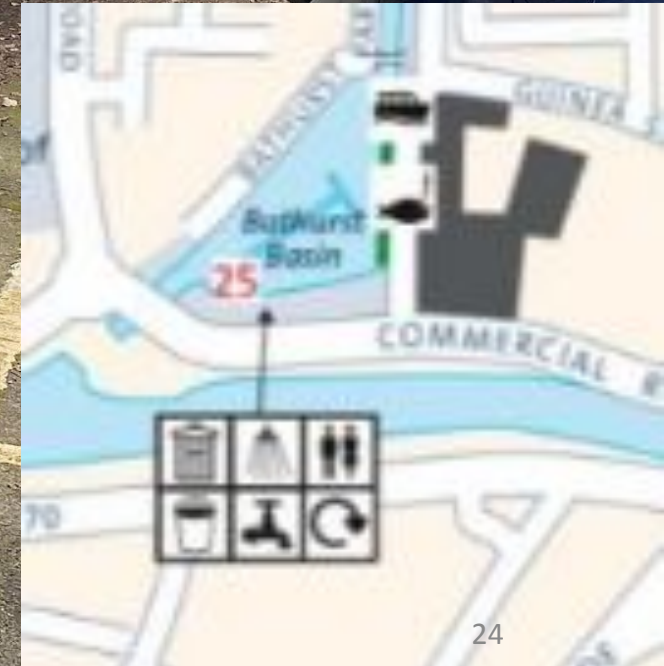


- Elsan Point
- Male WC & Shower
- Female WC & Shower
- Disabled WC & shower (combined)
- ~~Laundry Facility~~
- General waste bins & Recycling

Welcome to Bristol Harbour

KEY

	Water Tap		Slipway
	Electricity Point		Boat Hoist
	Toilet Block		Ferry Landing
	Showers		Cross Harbour Ferry
	Elsan Disposal		Recycling Facilities
	Refuse Disposal		Ladder
	Pump Out		Foul Ground
	Licensing Office		Fishing
			Visitors Moorings



Bathurst Basin

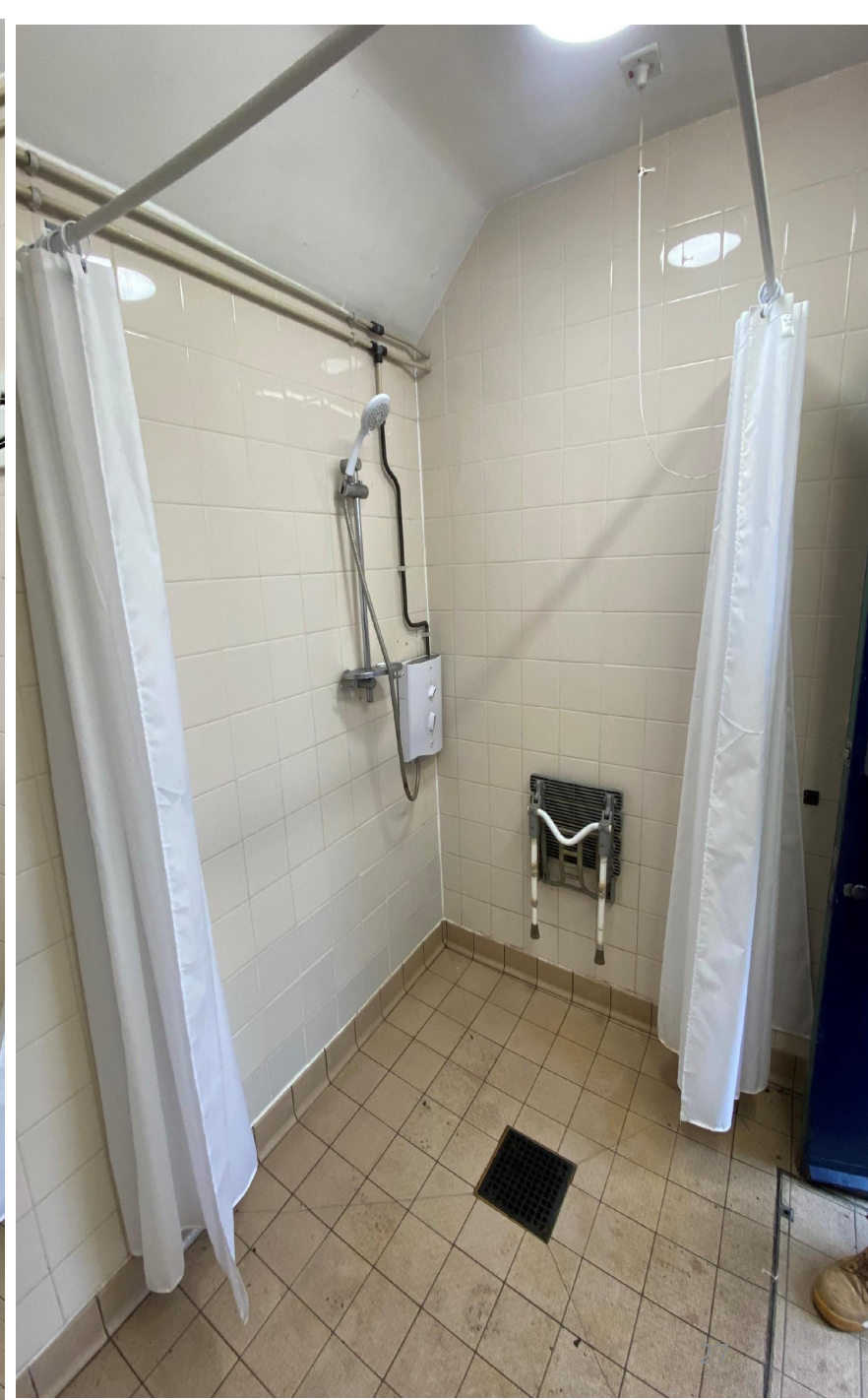
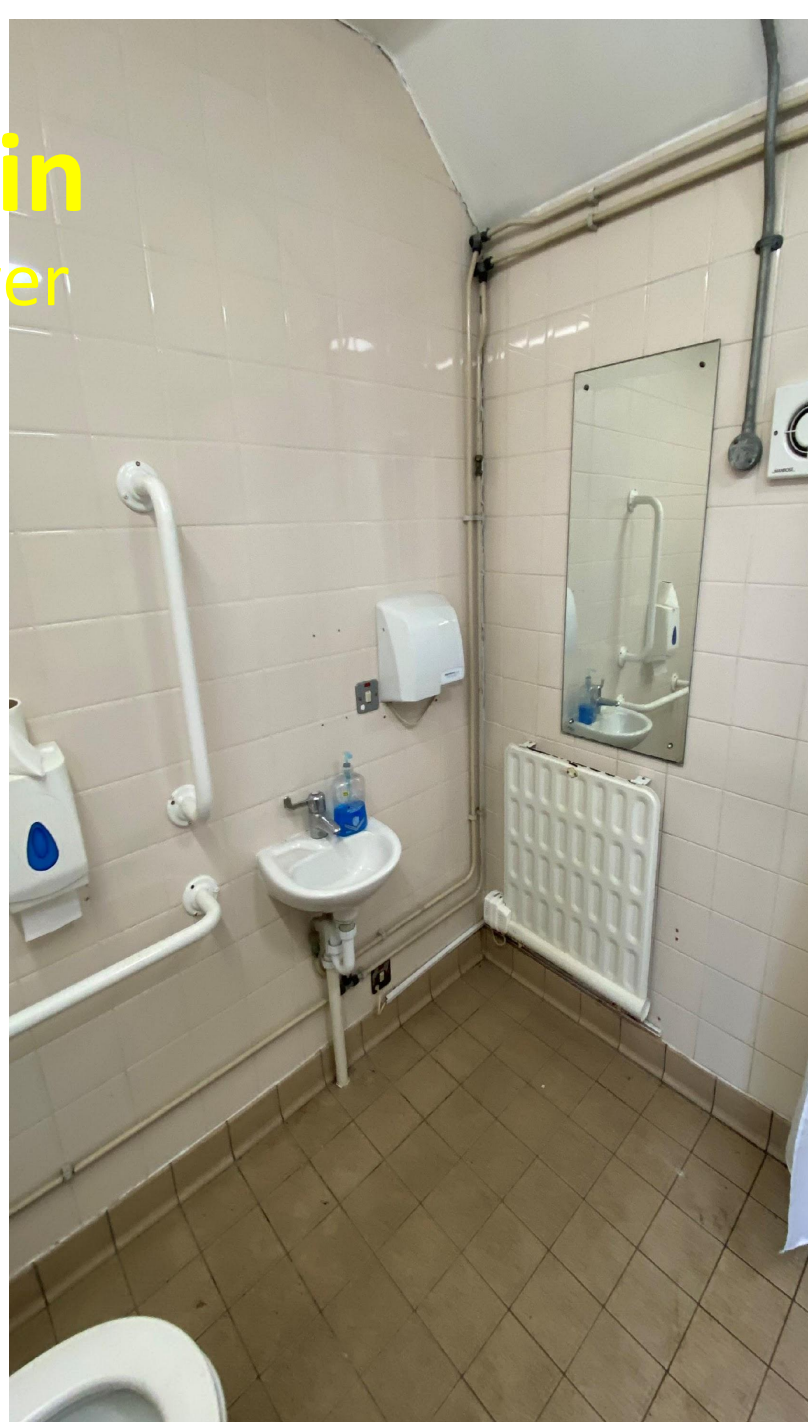


Bathurst Basin

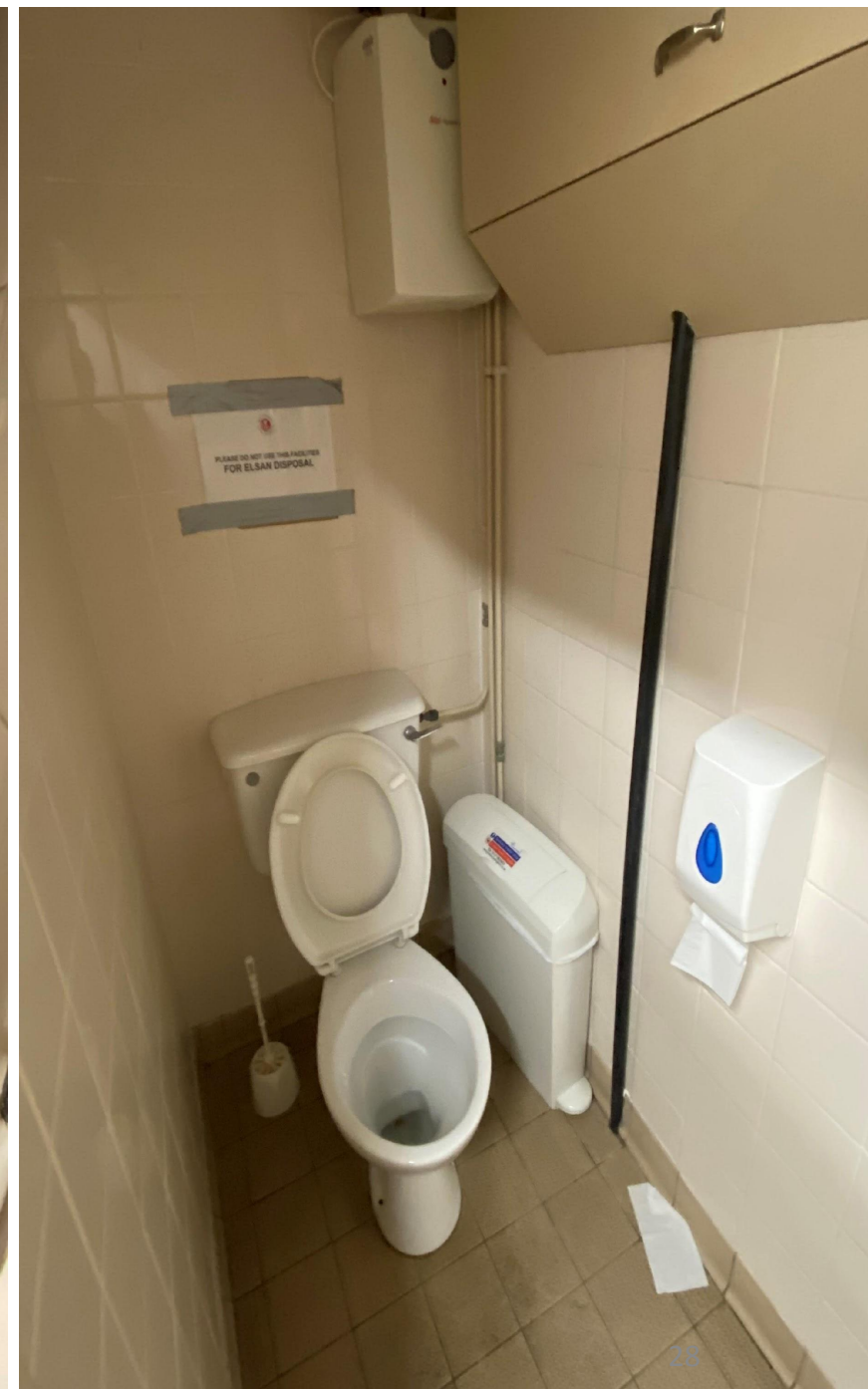


Bathurst Basin

Disabled WC/Shower



Bathurst Basin



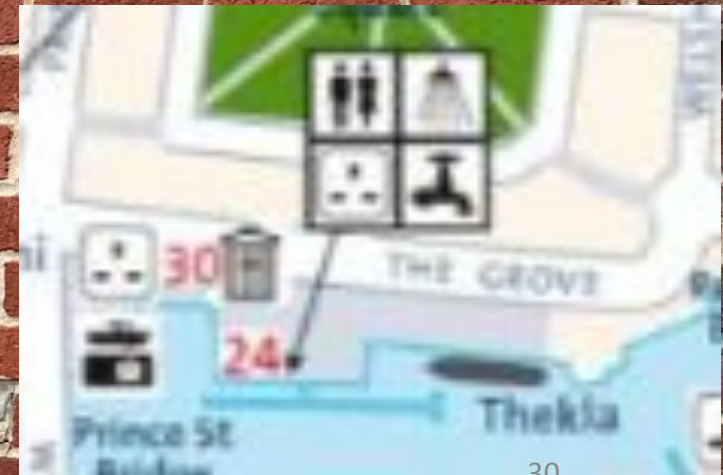
Bathurst Basin

Elsan point



Mud Dock

- ~~Elsan Point~~
- ~~Male WC & Shower~~
- ~~Female WC & Shower~~
- Disabled WC & shower (combined)
- ~~Laundry Facility~~
- General waste bins & ~~Recycling~~



Mud Dock

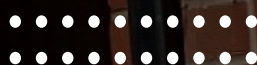
Disabled WC



Mud Dock

Disabled Shower





The Buttery

- Elsan Point
- ~~Male WC & Shower~~
- ~~Female WC & Shower~~
- ~~Disabled WC & Shower (combined)~~
- ~~Laundry Facility~~
- General waste bins & Recycling (No Glass)

ELSAN
DISPOSAL
POINT



The Buttery

Elsan point & Shower/store?



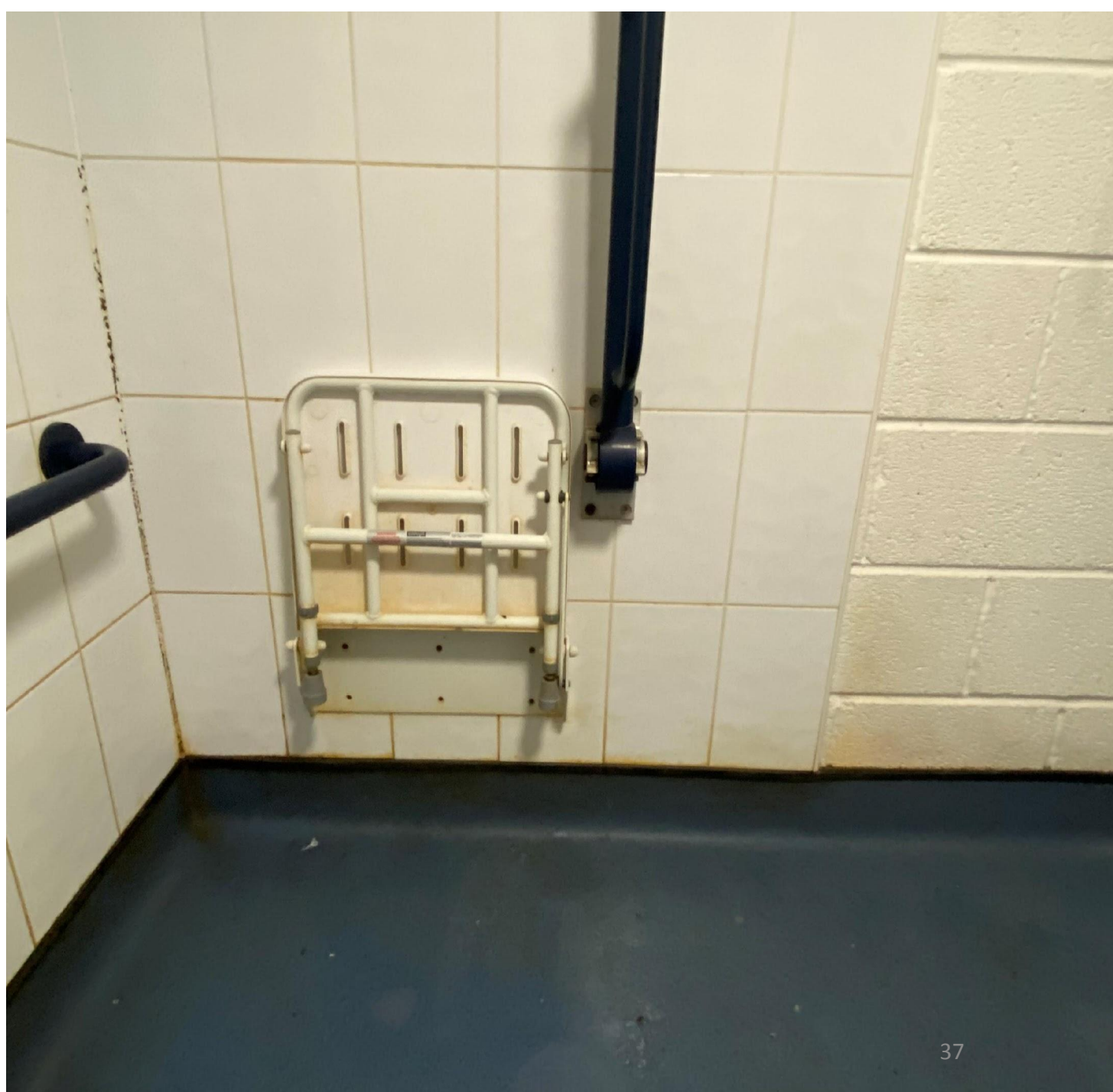
Harbour Inlet

- ~~Elsan Point~~
- ~~Male toilet & Shower~~
- ~~Female Shower & Toilets~~
- Disabled shower & Toilet (combined)
- Laundry Facility
- General waste bins ~~& Recycling~~



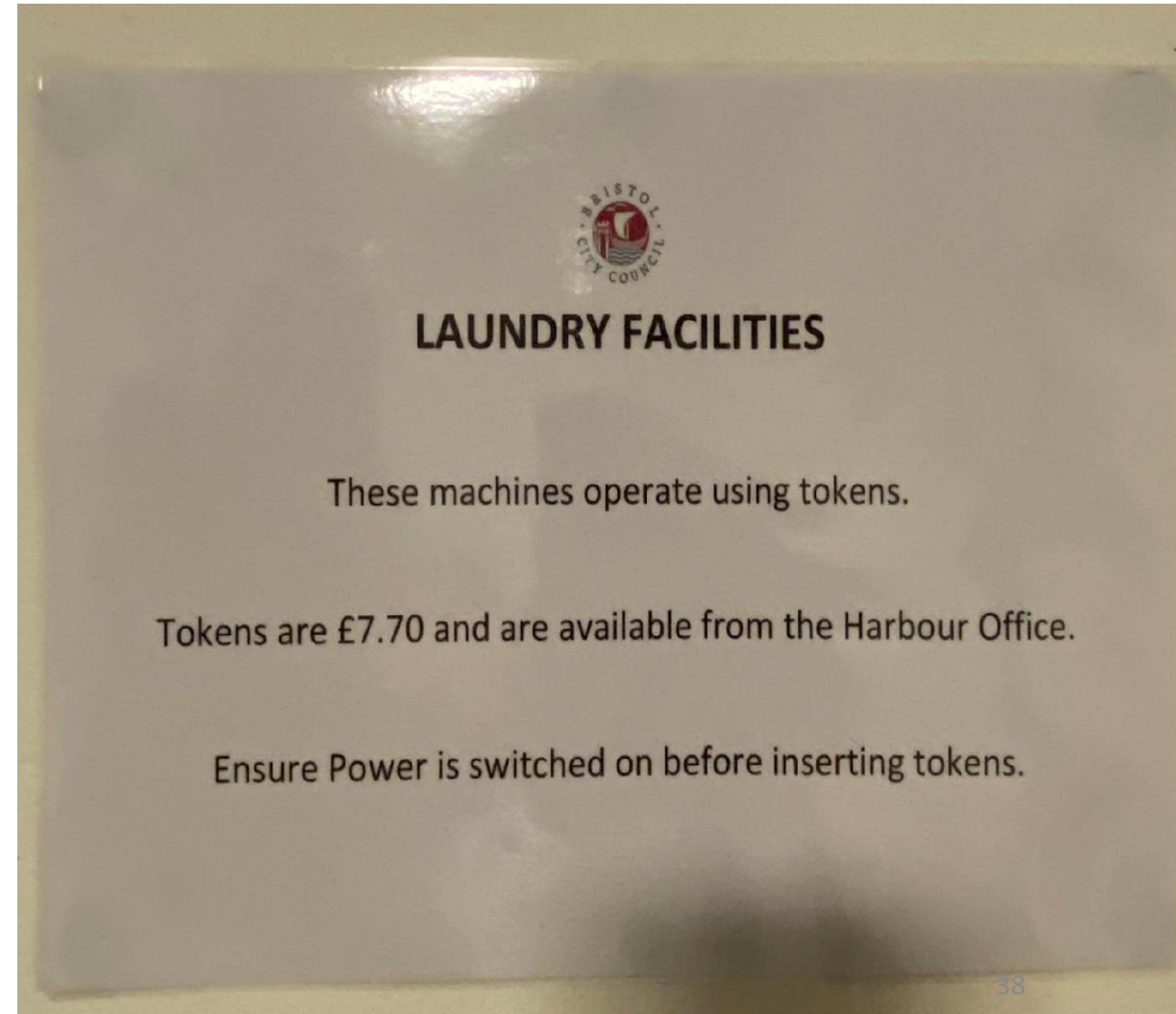
Harbour Inlet

Disabled Shower



Harbour Inlet

Laundry Facilities



The Pavillion

- ~~Elsan Point~~
- Male ~~WC~~ & Shower
- Female ~~WC~~ & Shower
- Disabled ~~WC~~ & Shower
- ~~Laundry Facility~~
- General waste bins & ~~Recycling~~





The Pavillion

Entrance & Mirror



Underfall Yard

- Elsan Point ???
- Male WC & Shower ???
- Female WC & Shower ???
- Disabled WC & shower (combined) ?
- Laundry Facility ???
- General waste bins & Recycling ???

Automatic
door

Automatic
door

THESE FACILITIES
WILL BE
LOCKED AT

OPENING TIMES

6 M.T. WINTER (OCT 29th 2017 TO MAR 24th 2018)

09:15 TO 16:30

8 M.T. SUMMER (MAR 25th 2018 TO OCT 27th 2018)



Underfall Yard

Not Currently available for use

**THESE FACILITIES
WILL BE
LOCKED AT**

OPENING TIMES

G.M.T. WINTER (OCT 28TH 2017 TO MAR 24TH 2018)

09:15 TO 16:30

B.S.T. SUMMER (MAR 25TH 2018 TO OCT 27TH 2018)

Underfall Yard
Internal Photos

Coming soon

**BRISTOL BOATERS
COMMUNITY ASSOCIATION**

← RPI Set at last published value
(December 2022).
This can be adjusted to see

Bristol Harbour		Rate increase @ RPI +5%		Bristol Marina		Portishead Marina		Saltford Marina		Liverpool Marina	
Description	Proposed 2023/24	Proposed 2024/25	Proposed 2025/26	Rate	Differen	Rate	Differen	Rate	Differen	Rate	Differen
Navigation & Mooring											
Non-Pontoon Mooring	£150.00	£177.60	£210.28	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pontoon Mooring	£250.00	£296.00	£350.46	285.10	35.10	400.00	150.00	225.72	(24.28)	253.00	3.00
Reidential Mooring (Annual)	£325.00	£384.80	£455.60	350.67	25.67	400.00	75.00	282.32	(42.68)	423.00	98.00
Winter Mooring (Oct-March)	£175.00	£207.20	£245.32	163.85	(11.15)	240.00	65.00	Excluded	Excluded	154.00	(21.00)
Dedicated Electric Supply	£100.00	£118.40	£140.19	Included	Included	Included	Included	Included	Included	Included	Included
Electricity supply standing charge per month @ £6 per month (Bristol Marina)	Included	Included	Included	72.00	72.00	Included	Included	Included	Included	Included	Included
Short term charges											
7 days	£10.10	£11.96	£14.16	Excluded	Excluded	23.10	13.00	Excluded	Excluded	16.50	6.40
48hrs/Weekend	£5.20	£6.16	£7.29	5.94	0.74	7.70	2.50	Excluded	Excluded	5.50	0.30
24 hours	£3.00	£3.55	£4.21	2.97	(0.03)	3.85	0.85	Excluded	Excluded	2.75	(0.25)
Commercial Visitor (24 hours only)	£10.00	£11.84	£14.02	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	4.13	(5.87)
Multi-Hulls	1.5x fee			Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Navigation only Fees - Per craft - No access to shower facilities											
Non Powered (Liesure/Private) Crafts 24 hour	£10.00	£11.84	£14.02	10.00	0.00	10.00	0.00	10.00	0.00	10.00	0.00
Non Powered (Commercial) Crafts Annual	£50.00	£59.20	£70.09	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00
Non Powered (Liesure/Private) Crafts Annual	£150.00	£177.60	£210.28	150.00	0.00	150.00	0.00	150.00	0.00	150.00	0.00
Powered Craft Annual (Liesure/Private) Annual - per metre	£50.00	£59.20	£70.09	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00
Powered Craft Annual (Commercial) Annual - per metre	£150.00	£177.60	£210.28	150.00	0.00	150.00	0.00	150.00	0.00	150.00	0.00
Navigation only - per metre	£4.00	£4.74	£5.61	4.00	0.00	4.00	0.00	4.00	0.00	4.00	0.00
Craft berthed at Underfall Yard Annual Lease of Moorings	£207.50	£245.68	£290.89	207.50	0.00	207.50	0.00	207.50	0.00	207.50	0.00
Commercial Passenger Operators (Not per metre per											
Annual Operating charge (per boat)	£1,000.00	£1,184.00	£1,401.86	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Passenger Carrying Charge	£0.20	£0.24	£0.28	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Small Passenger boats (12 or less)	£500.00	£592.00	£700.93	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

BBCA summary

Benchmarking exercises should provide information for the reader (in this case councilors) to make informed decisions. The BCC benchmarking should have considered the quality of the facilities offered, as well as the quantum & provision of those services.

The BCC information provided to date does not demonstrate that quality has been factored into the BCC Benchmarking.

As demonstrated in the photos contained within this document, the facilities or availability in Bristol are not a uniform standard, they also fall far below that of those in the 4 marinas used in BCC's assessment which has not been recognised or considered. BBCA therefore question how the BCC assessment can be considered as a fully detailed & furthermore how a reasonable comparison to the 4 marinas selected can be made & used as justification for the BCC increases.

As the majority of the BCC facilities are in need of modernisation, BBCA would propose a phased increase of fees based on "milestones", benchmarked against facility improvements across the harbour, as promised by HM in Decision Pathway September 2019. It would not be unusual for Capital expenditure to be used to update/renovate an asset for a return on investment.

BBCA note that the fees have been signed off, but not yet implemented and we urge BCC to reconsider the implementation of fees until a comprehensive assessment has been made. BBCA is not against a reasonable fee increase, but this should be implemented following improvements to safety/facilities in harbour which would be very much welcome from the harbour users. Reasonable increases and adequate notice however is essential.

We have identified a further list of harbours which we believe could be used to further benchmark the facilities & fees in Bristol harbour, we have not conducted a visit to view these facilities, but have listed them and the current fee per meter on the following page.

Other harbours - Not Considered by BCC Benchmarking

Harbour	Price per metre	Comments
Cardiff Bay Yacht Club - Grade A	£178	Electric Provision
Cardiff Bay Yacht Club - Grade B	£135	No electric
Cardiff Yacht Club	£146	+£2300 one off berth fee £60 annual pontoon maintenance fee
Penarth	£295	"Become a resident"
Cardiff Marina	£312	
Liverpool	£253	Serviced mooring
Saul Junction	£169	Vessel up to 10m
Saul Junction	£174	Vessel 10m - 20m
Cambridge City Council	£215	Less than 5m. Incremental fee decreases per metre as vessels length increase
Cambridge City Council	£74	More than 21m
Watchet Marina	£278	
Swansea Marina	£272	

