



HARBOUR STRATEGIC OUTLINE CASE

Community Information Session

Outcome and next steps

05th February 2025



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Photo 49: Middle Pier – East side

Foreword

On the 5th of February, we held three valuable community consultation sessions to discuss the future direction of the Harbour Project. These sessions provided an important platform for Portgordon residents to share their thoughts, ask questions, and contribute to shaping the next steps.

We are incredibly grateful for the support and guidance provided by Crown Estate Scotland (CES), Highlands and Islands Enterprise (HIE), and the Portgordon Community Trust (PCT) Board of Directors throughout this process.

Their support and dedication have been instrumental in facilitating meaningful discussions and ensuring that all voices were heard.

A heartfelt thank you to everyone who took the time to attend and engage in these sessions. Your contributions are invaluable, and we look forward to continuing this journey together as we explore the best way forward for our community.



Key Highlights

1

Strong Community Engagement

24 attendees from the community participated across the sessions, with representation from both lower and upper Portgordon. Additional feedback given via email by 3 further members.

2

Growing Membership

5 new members signed up, reflecting increased interest in community-led initiatives.

3

Commitment to Inclusivity

A call for enhanced communication to better support all, especially the elderly.

4

Clear Support for Progression

23 votes in favor of moving forward with further consultation, with zero objections. This equals 22% of the PCT membership.



Additional requests for consideration

SUGGESTION	DETAILS
Rewilding & Wildlife Protection	Ensuring nature remains at the heart of any development.
Community Spaces	Using greenspace for gatherings, markets, and local events.
Tourism & Recreation	Potential for environmental tourism, watersports, and adventure activities.
Harbour & Business Opportunities	Exploring ways to develop the harbour, increase footfall, and create local business opportunities.
Revitalising the Pub	Interest in restoring a local pub, either through investment or purchase.



Key Questions Raised



1. What does partial infill actually mean? Can we see examples?

The Strategic Outline Case showcased Buckpool as a local example. We are also seeking support from Moray Council to better understand the advantages and disadvantages of partial vs. full infill. Further information, including case studies or visual examples, will be explored and shared as part of the ongoing consultation process.

2. What are the risks of not progressing, and who would manage them?

The harbour will continue to be maintained by Crown Estate Scotland. However, as there is currently no viable business case, the harbour is likely to remain in its existing state without significant development or investment.

3. Could a referendum be considered to ensure broader community input?

The purpose of this consultation was to gauge initial community interest in progressing with PCT looking at the potential of harbour development. Any future decisions will continue to be shaped through further community engagement and collaboration with key partners.

4. Is there an opportunity for sponsorship to support developments?

We are actively engaging with local businesses and national investment initiatives to explore potential sponsorship and funding opportunities that align with the development plans.

5. What income potential exists from berthing fees and harbour development?

At present, the projected income from berthing fees alone would not be sufficient to cover insurance costs, let alone additional maintenance and operational expenses. A breakdown of estimated costs is provided in the potential costing sheet (see page 7)

These responses will be refined as more information becomes available, and we will continue to update the community on developments.

Why is a working Harbour not feasible?

	PCT Harbour	Total Repair Costs	Immediate Post Purchase Costs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total
Costs											
* costs TBC	Overall costs to address condition	1,516,200									
** Costs TBC	Repairing - <i>Lowest Priority</i>	1,271,500				423,833	423,833	423,833			1,271,500
	Deck Slab Repairs - <i>Immediate Priority</i>			73,500							73,500
	Wave wall replacement - <i>Highest Priority</i>				58,000						58,000
	Maintenance Costs										
	Initial Dredge			100,000							100,000
	Maintenance Dredge				20,000		20,000		20,000		60,000
	Licence 3 year cycle			10,000			10,000			10,000	30,000
	General maintenance			5,000	5,000	5,000	5,000	5,000	5,000	5,000	35,000
	Annual Costs										
	Insurance (estimate)			15,000	15,000	15,000	15,000	15,000	15,000	15,000	105,000
	Salary (estimate)			25,000	25,000	25,000	25,000	25,000	25,000	25,000	175,000
	Totals			228,500	123,000	468,833	498,833	468,833	65,000	55,000	1,908,000

Through collaboration with Moray Council's Harbour Department, it has been determined that operating a working harbour does not generate sufficient fees to cover associated costs. Currently, the six council-owned harbours—Buckie, Burghead, Hopeman, Findochty, Portknockie, and Cullen—operate at an annual loss of approximately £135,000, with expenditures around £580,000 and income about £446,000.

newsroom.moray.gov.uk (2015)

This indicates that none of these harbours operate without subsidy or additional support.



Keeping the Community Involved

Regular updates will be provided, and we encourage Members and the residents of Portgordon to stay engaged, share your thoughts, and participate in the next phases of consultation.



The Harbour Development project will be a community-driven initiative, and your continued support will be essential in shaping a successful and sustainable outcome for Portgordon.

Next Steps

Further Consultation & Clarity

Continue gathering community feedback to refine the vision and priorities.

Offer another in person and online session for Members and community that were unable to attend.

Addressing Practical Concerns

Clarify the pro's and con's of partial vs full infill

Clarify other groups or community members would like to be involved in the project

Communication & Engagement

Enhance communication strategies, particularly to ensure accessibility for elderly members.

Share the presentation materials with Members and the community who were unable to attend.

Provide regular updates on funding, sponsorship opportunities, and project progress.

Exploring Development Options

Seek understanding of potential climate impact on the coastline over next 10 years. Potential collaboration with Stirling University.

Design a development opportunity that incorporates local feedback whilst providing a solution that considers the environmental, social/well-being, economical, management and sustainability with costings.



Securing Resources & Support

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Explore potential sponsorship and investment opportunities.

Determine the duration and funding of the Community Development Officer role to support project development.

If you want to become more involved



If you would like to become a member of PCT, forms are available from Michelle in 20 West High Street

Or



you can sign up on our website: [here.](#)

Or



Call us on:
07399 031 253

Or



Drop us an Email:
hello@portgordon-ct.org

Thank you for your ongoing support of the
Harbour Development Project.

