



Schedule of Rates and Dues

Payable at Stornoway Harbour as from
1st January 2025 Under the Harbours Act

**Locally Invested.
Globally Recognised.**

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For the purposes of this Schedule:

- A. The “harbour” means the harbour of Stornoway as defined by the Stornoway Harbour Act and Orders 1976 to 2021 as the same may be amended.
- B. The “Authority” means Stornoway Port Authority.
- C. “Week” means the period from midnight on Sunday to midnight on the following Sunday.
- D. Fishing Vessels, electing not to pay composite dues, shall submit monthly landing declarations and will be charged ad valorem dues on the value in accordance with Part 2.4. In the event of failure to do so, the ad valorem charge will be charged at the level of the highest ad valorem charge made in the immediately preceding month.
- E. Vessel dues shall apply to all vessels entering the harbour.
- F. Tonnage means the vessel's gross tonnage (“G.T.”) calculated in accordance with the International Tonnage Convention 1969 or the Merchant Shipping (Tonnage) Regulations 1997 as amended.
- G. “The Outer Harbour” means that part of the harbour lying south of a line drawn east-west through the light at Arnish Point, which includes the approaches to the Harbour but excludes Glumaig Harbour.
- H. “The Middle Harbour” means the waters lying between a line drawn east-west through the light at Arnish Point at the south and a line drawn east-west through the 2FG light on the northern end of Goat Island slip.
- I. The boundary for compulsory pilotage is a line drawn due east from Arnish Point lighthouse to Holm (58° 11.50N).
- J. VAT at the current rate applies to all vessels under 15G.T. and all recreation or leisure vessels.
- K. Vessels anchoring or berthing within the harbour solely on compassionate or emergency grounds for a period of less than two hours and not using any other facilities will be free of charge.

For the purposes of this Schedule “emergency” means a sudden, unexpected or impending situation that may cause or be due to injury, loss of life or damage to property or the environment and which, accordingly, requires immediate attention and remedial action.

However, if the period in port exceeds two hours and/or the vessel takes on fuel, ice, stores, water, etc., the dues and charges set out in this Schedule of Rates and Dues will be charged.

- L. "Per day" means the period from midnight one day to midnight the following day, or part thereof, and days shall be construed accordingly.
- M. "Scheduled timetabled berthing" means the number of berthings advertised in the published timetable of the operating company of passenger and/or freight vessels.
- N. Berthing dues apply to banked vessels.
- O. All costs of clean-up and remediation thereafter environmental damage shall be recovered from the vessel concerned.
- P. For information on dues and charges that are not covered in this Schedule of Rates and Dues application may be made to the Harbour Office.
- Q. The Authority may refuse to provide any additional services, including without limitation ice, water, use of slipway to any vessel which has not paid, in full, all outstanding amounts owed to the Authority within 45 days of rendering of the Authority's invoice.
- R. Interest shall be charged at the Scottish judicial rate then in force on any outstanding amounts owed to the Authority on the expiry of 30 days from the rendering of the Authority's invoice.
- S. Overtime charges apply outwith the hours of 8am - 5pm. The charges for overtime are as per Part 13.6.
- T. Gangways may be available upon request. If available, gangways will be provided free of charge. Additional plant hire charges may apply.

PART 1: VESSELS (other than fishing vessels)

1.1 **Vessels** (per G.T. per 5 days or part thereof from arrival in the harbour)

Using any quay or landing place	£0.60
Discharging and/or loading cargo	£0.81
Fuelling	£0.66
Vessels entering the Outer Harbour, but not proceeding through the Middle Harbour, subject to a maximum charge of £10,000	£0.37
Vessels entering the Middle Harbour but not berthing at any quay or landing place	£0.45

1.2 **Passenger and/or Freight Vessels** (per G.T. per scheduled timetabled berthing)

Any vessel maintaining a minimum scheduled timetabled berthing of a twice daily service six days per week between the harbour and the UK mainland	£0.25
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1.3 **Cruise ships** (per G.T. per day or part thereof from arrival in the harbour)

Vessels entering the Outer Harbour, but not proceeding through the Middle Harbour	£0.26
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Vessels entering the Middle Harbour, but not berthing at any quay or landing place	£0.26
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Vessels berthing at any quay or landing place:

First 20,000 G.T. of all vessels	£0.51
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And thereafter per each G.T. over 20,000, up to and including 100,000 G.T.	£0.31
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And thereafter per each G.T. over 100,000 G.T.	£0.15
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Please see worked examples for charging below:

- A cruise ship berthing at Pier No. 3 with a G.T. of 7,500 would pay (7,500 x £0.51)
- A cruise ship berthing at Deep Water Terminal with a G.T. of 55,000 would pay (20,000 x £0.51) + (35,000 x £0.31)
- A cruise ship berthing at Deep Water Terminal with a G.T. of 110,000 would pay (20,000 x £0.51) + (80,000 x £0.31) + (10,000 x £0.15)

1.4 Minimum charge for vessels less than 24m (per 5 days or part thereof) from arrival in the harbour

Up to 8 metres LOA	£30.28
8 metres up to 10 metres LOA	£48.56
10 metres up to 12 metres LOA	£67.93
12 metres up to 15 metres LOA	£86.02
15 metres up to 18 metres LOA	£104.85
18 metres up to 24 metres LOA	£141.82

1.5 Tenders

When passengers, goods or crew are landed or loaded by tender from or to any vessel or structure outwith Harbour Limits.

Per tender round trip	£23.31
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1.6 Barges

Unmanned barges requiring lay-up	On application
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PART 2: FISHING VESSEL AND FISH/SHELLFISH LANDING DUES

2.1 Fishing vessels (per berthing) per day or part thereof

Up to 8 metres LOA	£7.58
8 metres up to 10 metres LOA	£12.13
10 metres up to 12 metres LOA	£16.99
12 metres up to 15 metres LOA	£21.50
15 metres up to 18 metres LOA	£26.22
18 metres up to 24 metres LOA	£35.45

2.2 Fishing vessels (inclusive of all berthings) per 5 days or part thereof

Up to 8 metres LOA	£30.28
8 metres up to 10 metres LOA	£48.56
10 metres up to 12 metres LOA	£67.93
12 metres up to 15 metres LOA	£86.02
15 metres to 18 metres LOA	£104.85
18 metres up to 24 metres LOA	£141.82

2.3 Fishing vessels over 24 metres LOA per G.T. (per 5 days or part thereof)

Landing fish	£0.60
Using quay or landing place	£0.60
Fuelling	£0.66
Receiving fish by transhipment alongside	£0.85
Receiving fish by transhipment at anchor	£0.45

2.4 Fish landing dues calculated ad valorem

Fish landed per £1 value	£0.025
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Vessels or owners must disclose landing values accurately and within 28 days of the landing. Refer to item D.

2.5 Fishing vessels – composite dues (per calendar month or part thereof)

An election to pay composite dues must be received in writing by SPA at least two weeks before the start of the calendar month from which the monthly period is to be reckoned. Such an election may also be made in writing on an annual basis. Composite dues in respect will be invoiced and payable monthly and paid before completion of the relevant monthly period.

If an invoice is not paid before the completion of a relevant monthly period, composite dues will cease to be applicable for the succeeding month or annually as the case may be, and the vessel will be liable for the charges under Part 2.2 and 2.4.

Composite dues will only be given on the production of proof of third party liability insurance to a minimum value of £3,000,000.

If a vessel is to leave the harbour for a period of one month or longer, the vessel is required to inform the Authority no later than the 28th of the month prior to departure. Failure to do so will result in composite dues continuing to be payable after the departure of the vessel.

Up to 8 metres LOA	£98.50
8 metres up to 10 metres LOA	£164.09
10 metres up to 12 metres LOA	£262.60
12 metres up to 15 metres LOA	£480.54
15 metres up to 18 metres LOA	£561.92
18 metres up to 24 metres LOA	£603.91

(Inclusive of berthing, landings, water and waste disposal charges.)

Declaration forms may be obtained from the Harbour Office.

PART 3: LEISURE CRAFT DUES

Rates are non-refundable and non-transferable. Refer to the Yacht Harbour Association Standard Terms and Conditions as found on Stornoway Port website.

Yachts or leisure craft in excess of 24 metres shall be charged in accordance with Part 1.1 or Part 3.1 of this Schedule and shall be subject to VAT.

The beam of multi-hulled vessels will be assessed upon arrival, but will generally be liable to a minimum of an additional 50% extra on all the dues in Part 3.

Leisure craft anchoring in the harbour area will be charged as per Part 1.4.

	Dues	VAT	VAT Inclusive	
<u>Yachts and leisure craft (under 50 G.T.) Inner Harbour</u>				
3.1	Pontoon berth per day (per metre or part thereof) includes electricity	£2.88	£0.58	£3.46
3.2	Pontoon berth per week (per metre or part thereof) includes electricity	£16.02	£3.20	£19.22
3.3	Pontoon berth per month (per metre or part thereof) excludes electricity	£47.95	£9.59	£57.54
3.4	Pontoon Berth Summer season (1 May – 31 October) (per metre or part thereof) excludes electricity	£123.89	£24.78	£148.67
3.5	Pontoon Berth Winter season (1 November – 30 April) (per metre or part thereof) excludes electricity	£64.41	£12.88	£77.29
3.6	Pontoon Berth Annual charge (May to April) (per metre or part thereof per designated berth) excludes electricity	£178.39	£35.68	£214.07

Yachts and leisure craft (under 50 G.T.) Newton Marina

3.7	Pontoon berth per day (per metre or part thereof) includes electricity	£2.85	£0.57	£3.42
3.8	Pontoon berth per week (per metre or part thereof) includes electricity	£15.86	£3.17	£19.03
3.9	Pontoon berth per month (per metre or part thereof) excludes electricity	£44.59	£8.92	£53.51
3.10	Pontoon Berth Summer season (1 May – 31 October) (per metre or part thereof) excludes electricity	£113.96	£22.79	£136.75
3.11	Pontoon Berth Winter season (1 November – 30 April) (per metre or part thereof) excludes electricity	£59.47	£11.89	£71.36
3.12	Pontoon Berth Annual charge (May to April) (per metre or part thereof per <u>designated berth</u>) excludes electricity	£163.52	£32.70	£196.22
3.13	Continuous inside pontoon Newton Marina – Summer Season	£237.77	£47.55	£285.32
3.14	Continuous inside pontoon Newton Marina – Winter Season	£198.14	£39.63	£237.77
	<i>To be eligible to go on the continuous inside pontoon: max length of vessel 6 metres, max draft 0.6 metres. No ribs or inflatables on inner leg. Vessels will be rafted up alongside other vessels. Vessels are assigned the use of the continuous pontoon rather than a particular berth on it and this pontoon is not numbered.</i>			
3.15	<u>Yachts and leisure craft alongside quays</u>			
	Berthing per day (per metre or part thereof)	£1.12	£0.22	£1.34

PART 4: GOODS SHIPPED AND UNSHIPED

4.1 Farmed Fish Landed

Harvested salmon	Per tonne	£16.50
Salmon smolts	Each	£0.01
Lumpfish	Each	£0.01

4.2 Fuels

Coals and coke	Per tonne	£0.95
Gas (LPG/LNG)	Per tonne	£4.24
Jet A1, paraffin or kerosene	Per tonne	£1.58
Other petroleum products	Per tonne	£3.21
Bunkering oil	Per tonne	£2.26

There will be no cargo dues payable for bunkers taken by vessels where such bunkers have been landed through the harbour and have attracted dues on initial landing at the full published rate and have, at all times, remained within the limits of Stornoway Port. In all other cases the appropriate charge under Part 4.2 will be levied.

4.3 Other Goods

Animal foodstuffs including salmon feed	Per tonne	£1.63
Cement	Per tonne	£1.74
Chemicals, not otherwise enumerated	Per tonne	£3.67
Concrete, precast	Per tonne	£2.55
Contractor's plant	Per tonne	£2.55

Creels	Each	£0.43
Ensiled fish products loaded or discharged	Per tonne	£0.41
Ensiled fish products transhipped	Per tonne	£0.41
Fertilisers	Per tonne	£1.53
Fish farm mooring equipment	Per tonne	£2.55
Nets	Per tonne	£25.98
Sand and road salt	Per tonne	£0.99
Scrap metal	Per tonne	£1.53
Seaweed, wet	Per tonne	£0.17
Seaweed, processed	Per tonne	£1.63
Steel and iron	Per tonne	£2.55
Stones, rubble and chips	Per tonne	£0.99
Waste material, general/household	Per tonne	£0.85
Wood	Per tonne	£2.55
Containers (full or empty)	Per foot	£0.20

For all articles not specified, the charges will be based on goods of a similar nature or by negotiation.

4.4 Motor Vehicles

Motor cars	Each	£1.58
Commercial vehicles, motor homes & caravans	Per metre	£4.31
Motor cycles	Each	£0.79

PART 5: WATER CHARGES

Per tonne	£3.04
Connection charge	£55.00

PART 6: WASTE MANAGEMENT/DISPOSAL CHARGES

6.1 Waste oil per cubic metre £406.36

6.2 Dedicated skip for normal waste (each) On application

6.3 Oily Rag Waste (per 205 litre special waste drum) £192.28

Specific items for disposal: The onus lies with the individual vessel owners to dispose of major items of ships' waste. In the event of the Authority having to remove and dispose of such items, all costs incurred shall be recovered from the vessel concerned.

PART 7: WEIGHBRIDGE CHARGES

7.1 For goods weighed – each tonne or part of a tonne £0.73

Minimum charge for any weighing on weighbridge £10.67

Weighing for tare will also be charged.

PART 8: PASSENGERS (as per ship's passenger manifest)

8.1 Adults - excluding those on Cruise Ships £0.63

Children between 5 and 15 years - excluding those on Cruise Ships £0.42

Cruise Passengers (Deep Water Terminal) £4.50

Cruise Passengers (Pier 1, Pier 3 and Tendering) £0.63

PART 9: ROLL ON/ROLL OFF LINKSPAN

9.1 For use by vessels other than regular scheduled users Per hour £166.30

PART 10: PILOTAGE AND BOATAGE CHARGES

10.1 Pilotage Dues per Gross tonne

Under 2,000	£191.60
2,001 to 4,000	£205.28
4,001 to 6,000	£239.49
6,001 to 8,000	£273.71
8,001 to 10,000	£307.92
10,001 to 12,000	£342.12
12,001 to 14,000	£376.35
14,001 to 16,000	£410.54
16,001 to 18,000	£444.77
18,001 to 20,000	£478.97
20,001 to 25,000	£526.88
25,001 to 30,000	£643.18
30,001 to 40,000	£759.53
40,001 to 50,000	£875.82
50,001 to 60,000	£992.16
60,001 to 70,000	£1,108.47
70,001 to 80,000	£1,224.81
80,001 to 90,000	£1,341.11
90,001 to 100,000	£1,457.44
100,001 and over	£1,594.29

Vessels which are being towed by a vessel under pilotage shall also pay pilotage dues as if the pilot were on board.

Vessels being led within Stornoway Harbour limits by the pilot boat or by a vessel which is under pilotage shall pay pilotage dues as if the pilot were on board.

All charges in Part 10.1 applicable for up to 1 hour of Pilot being onboard, thereafter £107.35 per hour or part thereof.

10.2 **Boatage**

Pilot boat boarding charge, per round trip, per vessel	£312.64
If the pilot boat is detained under any of the circumstances mentioned in Part 10.3 a charge per hour will apply	£287.50
Hire of pilot boat for other than pilotage, per hour	£287.50
Daily rate per 8 hours	£1,041.24
Over 8 hours	Pro rata

10.3 **Cancellation or Delay**

A charge of £107.35 per hour or part thereof shall be applicable in the following circumstances:

When a pilot is required for the departure, shifting or arrival of a vessel and the vessel fails to move or arrive within one hour of the stated time of departure, shift or arrival;

When a pilot is requested and if the request is cancelled after the pilot has set out to undertake the pilotage.

10.4 **Pilotage Exemption Certificates**

Pilotage Exemption Certificate (valid for 1 year)	£213.48
Examination	£444.77
Renewal of certificate	£213.48

Any ships navigating within the pilotage area, under the pilotage of the holder of a Pilotage Exemption Certificate in respect of the relevant vessel, will pay 10% of the pilotage charge based on G.T.

PART 11: SLIPWAY AND BOAT HOIST

Slipway Charges – Overall Length

(For the purposes of slipping charges overall length means the total length occupied by the vessel).

11.1 For vessels up to but not exceeding 12 metres in length

Heaving and lowering, per metre	£13.32
First 24 hour period or part thereof, per metre	£13.32
Each succeeding 24 hour period or part thereof, per metre	£6.68

11.2 For vessels over 12 metres but not exceeding 18 metres in length

Heaving and lowering, per metre	£14.75
First 24 hour period or part thereof, per metre	£14.75
Each succeeding 24 hour period or part thereof, per metre	£7.40

11.3 For vessels over 18 metres but not exceeding 24 metres in length

Heaving and lowering, per metre	£16.49
First 24 hour period or part thereof, per metre	£16.49
Each succeeding 24 hour period or part thereof, per metre	£8.28

11.4 For vessels over 24 metres in length

Heaving and lowering, per metre	£18.62
First 24 hour period or part thereof, per metre	£18.62
Each succeeding 24 hour period or part thereof, per metre	£9.31

11.5 Hydroblasting

Water per tonne	£3.04
Connection charge	£55.00

11.6 Slipway Hardstand (per week) On application

11.7 Vessels slipped for sighting only

Maximum 2 hours will be charged at their heaving and lowering rate only.

11.8 Cancellation of slipping

Cancellation within 48 hours will incur a charge of 50% of the total booking cost.

Cancellation within 24 hours or non-appearance will incur a charge of 100% of the total booking cost.

11.9 Delay of slipping

Delay of more than one hour from allocated time will incur a charge of £150 per hour delayed.

11.10 Overstay Charges

If a vessel exceeds its allocated slipway booking, and delays other booked vessels, then the following charges will be applied.

Overstay first 7 days – applicable daily slipway rate + 50%

Overstay second 7 days – applicable daily slipway rate + 100%

Overstay after 14 days – applicable daily slipway rate + 200%

11.11 Boat Hoist

	Dues	VAT	VAT Inclusive
Haul out, wash off and return to water immediately, per metre or part thereof	£24.73	£4.95	£29.68
Haul out, wash off and return to water within 72 hours, per metre or part thereof	£32.34	£6.47	£38.81
Haul out, wash off prior to store on hardstand, per metre or part thereof	£19.97	£3.99	£23.96
Lift vessel off, transport and launch, per metre or part thereof	£15.21	£3.04	£18.25
Lift transport and land on hardstand area, per metre or part thereof	£16.21	£3.24	£19.45
Towage charges to/from Hoist/Marina, per tow. Vessels using the boat hoist over 30t will incur an additional £200 charge. Vessels of 50t will incur an additional £300.	£51.15		

11.12 Cancellation of Boat Hoist Lift

Cancellation within 24 hours of allocated time, or delayed by one hour or more from allocated time will incur a charge of £85.60.	£71.33	£14.27	£85.60
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11.13 Use of Crane on Hoist

	£76.08	£15.22	£91.30
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11.14 **Vessel Storage – Newton Marina**

Hardstand per week or part thereof, per metre or part thereof	£3.72	£0.74	£4.46
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Hardstand to be booked on a weekly basis, if the vessel owner exceeds their allocated time the following charges apply.

Overstay first 7 days – per metre rate + 50% per week.

Overstay second 7 days – per metre rate + 100% per week.

Overstay after 14 days – per metre rate + 200% per week.

Rates applicable to a maximum width of 4m. Over 4m charged at applicable rate + 150%.

11.15 **Vessel Storage – Newton Marina – Berth Holders**

	Dues	VAT	VAT Inclusive
Hardstand per week of part thereof, per metre or part thereof	£1.79	£0.36	£2.15

Discounted vessel storage rate for vessel owners who hold a seasonal or annual berth in the Inner Harbour or Newton Marina.

Discounted rate only applicable to a maximum of 4 vessels at any one time. Maximum stay of 6 weeks.

Booking and overstay conditions apply as per Part 11.14.

Boat storage on trailers at Newton Marina parking area is not permitted.

11.16 **Sunday/New Year's Day**

There being no Sunday work permitted on the slipway no charge will be made for Sundays or New Year's Day.

PART 12: RENTS

	Dues	VAT	VAT Inclusive
12.1 Rent of net bin storage area including use of bins, per bin per quarter	£51.80	£10.36	£60.77
12.2 Rent of area used for pallet storage of fishing gear on quay or net storage area, per metre per week	£3.00	£0.60	£3.60

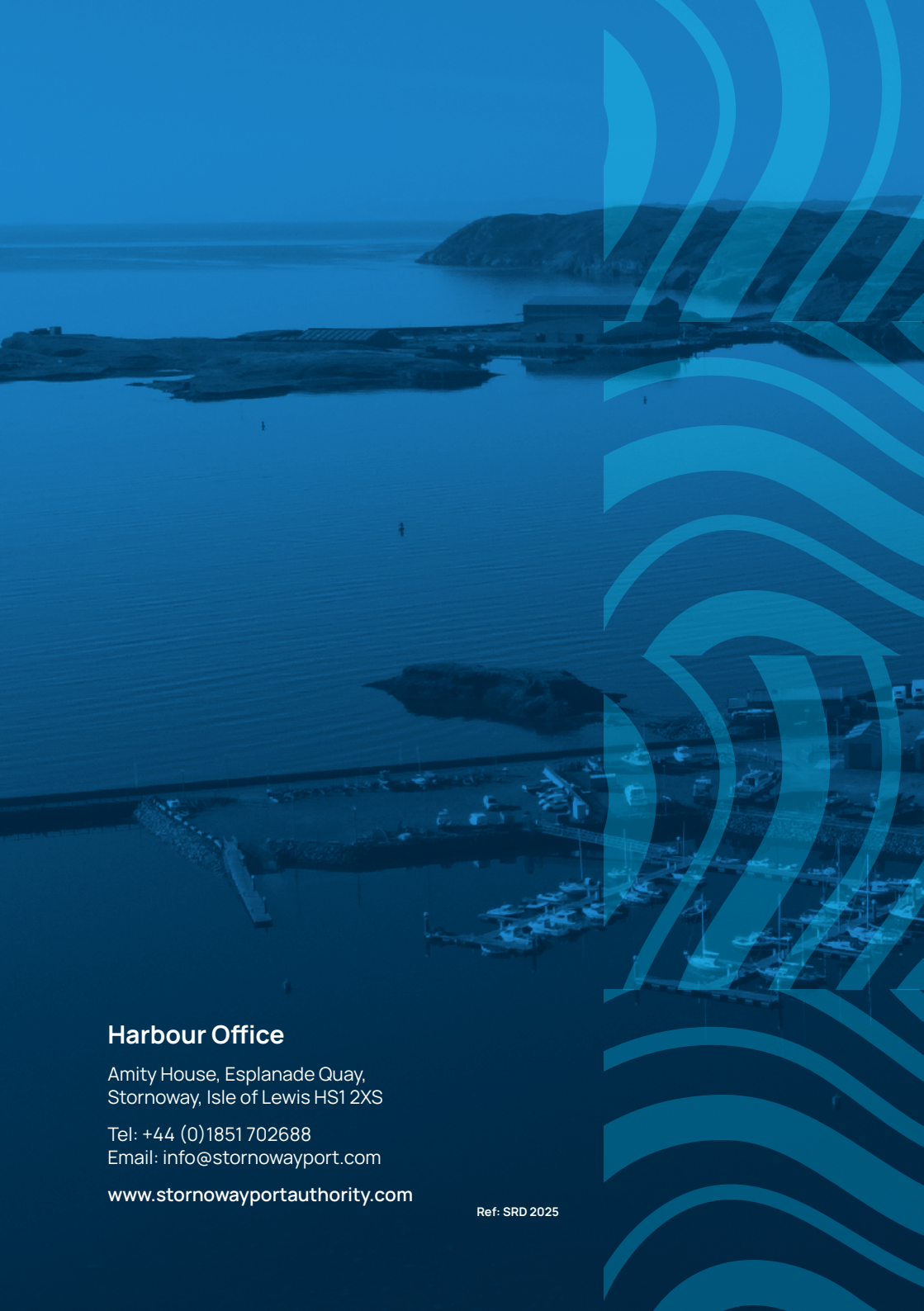
PART 13: MISCELLANEOUS

	Dues
13.1 Hire of mobile plant	On application
13.2 Flaked ice per tonne	£87.47
13.3 Storage of goods on Authority land charged per week	On application
<i>Storage of goods without prior approval will be charged at the current rates +20% and goods may be moved.</i>	
13.4 Heavy goods and Vivier lorries parked on Authority property, per day or part thereof	£38.55
13.5 Labour charges, per person per hour	£55.00
13.6 Overtime charges between the hours of 5pm and 8am, per person per hour	£82.50
13.7 Hire of 4x Yokohama Fenders (2.0m x 1.0m)	On application

Rates above are subject to VAT if applicable.







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