

# TURNCHAPEL WHARF LTD - REGULATIONS

**This is a commercial working site and we ask that you are considerate to other Site users in line with these Regulations.**

- 1 Entry into the Site by land or water entails acceptance of our published regulations, conditions and charges, the last named to be payable in advance.
- 2 The Public may have access to some areas of the pontoons, foreshore or site. Accordingly you should ensure that your Vessel, vehicles and other property are made secure against entry or theft.
- 3 The precincts of the Site are clearly shown on the plan which may be examined at the Site office and all adjoining land and water owned by the Company is out of bounds.
- 4 For sale notices and company advertising are not permitted on Vessels or vehicles whilst on our Premises.
- 5 The standard charge for private users is inclusive of rates, parking for the owner's private car, water and VAT at the appropriate rate.
- 6 We reserve the right to refuse renewal of any Berthing and Marina Services Agreement at our discretion.
- 7 No variation to our published charges or standard terms and conditions of business will be valid unless such variation is confirmed in writing by the Site Manager, or by a Director of the Company.
- 8 We reserve the right to act as agent on behalf of any fellow subsidiary companies being members of the Yacht Havens Group.
- 9 We reserve the right to enter and/or remove (using reasonable force if necessary) any Vessel or vehicle at the Site in an emergency or in order to prevent or stop a nuisance in the interests of good estate management. You shall be responsible for the cost of such action. We shall not be liable to you for any loss, costs or damage suffered or incurred by you where such action is taken.
- 10 Berth holders acknowledge that they have no right over residency at any time.
- 11 Berth holders may not use the Site address to register for voting, local schools or doctors' surgeries.
- 12 If you note any defects around our premises please report the defect to the Site office staff at your earliest convenience.

## **Berthing & Mooring of boats**

- 13 Our policy is to see that the mooring Pontoon is three quarters of the Length Overall of the Vessel and the Haven Master will try to see that this guideline is followed, but no firm undertaking can be made in this respect.
- 14 You are not permitted to alter the berth, pontoon or Site facilities in any way.
- 15 You undertake and agree to ensure that the Vessel is properly and safely attached to the pontoon at all times, in particular it is the responsibility of the Owner to supply the necessary warps and fenders and to check the security of them and replace as necessary. Spare lines should be left accessible for use during times of inclement weather.
- 16 The Company reserves the right to board, move, moor or re-berth any Boat, vehicle, gear, equipment or other property at the Site at any time for reasons of safety, security or emergency or to prevent or stop a nuisance (using reasonable force if necessary to gain access to the Boat or vehicle). We may replace warps and re-secure the vessel in the interests of safety at your expense without prior notification.
- 17 No person shall anchor or make fast any Vessel in a manner which is incapable of being easily removed in the event of emergency.

## **Boats Ashore**

- 18 Yacht cradles stored on the premises may be subject to a storage charge.
- 19 Roller headsails/mainsails are to be removed prior to being lifted out. No furled sails are permitted on vessels whilst ashore on our premises. No sails to be raised ashore.
- 20 For security and health & safety reasons, ladders are to be locked and secured in such a way that they do not protrude beyond the area of the stored vessel. If using a ladder to climb onto a boat please ensure that it is in good condition and is secured at the top or bottom. If you are required to work at height for a prolonged period of time, we strongly recommend staging is used to prevent risk of an accident. You are to liaise with the Site Manager prior to the erection of staging.
- 21 If securing a boat cover or similar item with considerable windage to a shored boat do not secure any fixings to the shore props. Do not move any of the shore props for any reason, please ask our staff for assistance.
- 22 Under no circumstances run the boat engine on a shored boat. For health & safety reasons no moving propellers are permitted.

## **Supply of electricity**

- 23 Electricity connection is charged on a daily, weekly or annual basis. Alternatively a metered supply can be provided, and meters may be purchased from us. We reserve the right to meter any supply at our discretion and disconnect Vessels or equipment in the interests of good estate management. We are under no obligation to provide power to each or any Berth.
- For greater safety and to satisfy current EU Regulations the system is fitted with sensitive overload and earth leakage protection devices; because of these the Company cannot guarantee continuity of supply or be liable for any adverse consequences arising as a result of the usage of these safety devices.
- 24 With the exception of metered cabled supplies, electricity is not to be used without payment for the connection. Electricity connection is to be paid for prior to plugging in.
- 25 If whilst using an electrical appliance the circuit breaker activates please get one of our staff to reset it. If the problem persists get your electrical appliance checked by a competent electrician, do not jam the circuit breaker switch.

## **Storage of Dinghies**

- 26 Do not leave gear, equipment or other property on pontoons, jetties or in the car parks and safely stow any dinghies, tenders, rafts and all other auxiliary craft aboard the Vessel, unless we allocate a separate Berth for them.

## **Car Parking**

- 27 Subject always to the availability of parking space you and your crew may only park vehicles on the Premises in accordance with such directions as we may give from time to time.
- When parking and vacating your vehicles for any length of time, no matter how short, please consider that vehicles hindering the progress of our plant machinery will be moved at your cost.
- 28 All vehicles are parked at your own risk.
- 29 Speed limits on the site roads are to be adhered to at all times, night and day.

## **Keys**

- 30 You may deposit a set of keys with the Manager giving full access to the Boat and including engine keys.

## **Guidelines for Good Conduct/Practice in Our Site**

- 31 You are responsible for the conduct of your guests, any persons under the age of 16, your children and pets. Those causing nuisance will be asked to leave the premises. Small children and persons under the age of 12 must wear adequate life jackets and be attended by a responsible adult at all times whilst at the Site.
- 32 Any person at the Site unable to swim is advised to wear adequate life jackets at all times whilst in the Site.
- 33 Bathing and fishing in the Site is not permitted.
- 34 Running/cycling on the pontoons is not permitted.
- 35 No bare feet on pontoons.
- 36 No water skiing, speedboat racing or hydroplaning is permitted in the Site.
- 37 The use of jet skis or other powered personal water craft is strictly prohibited.

## **Nuisance**

- 38 Please be considerate to other users of our facilities. In particular restrict any activities that may cause nuisance such as loud music and unnecessary noise after 9pm.
- 39 No noisy, noxious or objectionable engines, radios, generators, flying drones or other apparatus or machinery shall be operated within the Site so as to cause any nuisance or annoyance to any other users of the Site or to any person residing in the vicinity and you undertake on behalf of yourself, your guests and all using the Vessel that they shall not breach the terms of this rule. Halyards and other rigging shall be secured so as not to cause such nuisance or annoyance.
- 40 Please clean up after your dogs and ensure that they are kept under close control at all times.
- 41 No washing lines to be erected on the Vessel or elsewhere, nor to dry washing on the exterior of the Vessel.

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## Discharge of effluent and disposal of refuse

42 In the interests of hygiene, no paper or solid matter shall be discharged from toilets while the Vessel is berthed. A pump out is provided at the nearby Plymouth Yacht Haven fuel berth for the emptying of black water tanks.

43 Please dispose of waste responsibly, recycling as much waste as possible using the various recycling facilities around the Site and on the premises. No refuse shall be thrown overboard or left on the pontoons, or car parks or on any other part of the Site or disposed of in any way other than in the receptacles provided by us. Further directions regarding waste disposal and recycling shall be displayed in the relevant waste disposal areas or other prominent places.

44 Disused quantities of paints are to be removed from our Site. Only empty paint tins may be disposed of at the numerous refuse points around our premises.

45 Take care to dispose of empty containers, brushes, rags and other such items which may be tainted with solvents in a responsible manner.

46 Under no circumstances are time expired flares to be disposed of as refuse. Time expired flares can be handed in to Site Reception for which there is a disposal charge.

47 No petrol, fuel or oil contaminated bilge water or refuse shall be discharged or allowed to escape into the Site. You must ensure that waste oil is disposed of in the waste oil tanks that we provide.

## Health, Safety, Fire Precautions and the Environment

48 You shall abide by all relevant health and safety regulations, codes of practice and any health & safety guidance issued by Us whilst using the Site.

Your attention is drawn to our Safety and Environmental guidelines as amended from time to time. These are displayed on our website ([www.yachthavens.com](http://www.yachthavens.com)) and further copies shall be available on request. You and your regular crew, members of your family and/or any person or company carrying out work on the Vessel must comply with our Health, Safety and Environmental good practice, the terms of which shall be deemed to be incorporated into, and form part of, your Berthing Agreement.

49 Any incidents or dangerous hazards on the Premises must be reported to the Site office immediately, and in writing within one month if you intend to make a legal claim.

50 You and your crew, members of your family and any person carrying out work on the Vessel are responsible for reporting to us all accidents involving injury to any person or damage to any public or private property that occur in the Harbour or on the Premises as soon as possible after they occur.

51 No welding or other hot work is to be conducted on our premises without written consent of the Site Manager.

52 Keep your working area tidy at all times, minimise potential trip hazards and clear up potential fire hazards eg sawdust.

53 If working with flammable solvents, keep lids on containers whilst not in use, take care not to smoke or produce sparks in the immediate vicinity. After use, remove the solvents from site or store in a suitable, secure and well ventilated store.

54 If removing antifouling from a boat hull use a method that minimises dust production, wear a mask and suitable protective equipment. Put a plastic sheet on the ground to catch the majority of the material and dispose of carefully.

55 Whilst working in undercover storage areas be mindful of your neighbours and do not engage in activities which may put them at risk. Take care to familiarise yourself with the location of emergency exits, fire extinguishers and potential hazards.

56 If your activities are likely to generate a lot of dust or fumes in undercover storage areas ensure that the area is isolated from the rest of the building and substantial extraction ventilation is operating.

57 Subject to Regulation 58, no work shall be done on the Vessel, gear, equipment or other goods while on the Premises without our prior written consent and subject to each contractor providing evidence of £3 million third party insurance cover (other than for minor running repairs or minor maintenance of a routine nature by you, your regular crew or members of your family not causing nuisance, or annoyance to any other berth holders or persons residing in the vicinity, not interfering with our schedule of work and not involving access to prohibited areas).

58 Prior written consent will not be unreasonably withheld.

59 It is your responsibility to ensure that appointed Contractors working on our premises are aware of our Regulations. Any Contractor working on our premises who is not adhering to the Regulations in this document may be asked to immediately leave our premises. We

reserve the right to charge Contractors who work on our sites on your behalf.

60 We operate numerous large items of plant/machinery around our yard premises. Please ensure that you maintain a safe working distance away from this plant whilst it is in operation. Pedestrians must use the designated footpaths onsite and stay clear of all working machinery as directed by the banksman and driver.

61 You shall take all precautions against the outbreak of fire in your premises or upon your Boat and You shall observe statutory and local regulations relating to fire prevention as exhibited around the premises. You shall provide and maintain in good working order the minimum number of portable fire extinguishers of an EU government approved or BSI standard type and size as required by boat safety regulations, in or on the Boat and readily available for immediate use in the case of fire.

62 The lighting of open fires or use of fireworks is strictly prohibited. Barbecues or portable gas cookers may not be used

## Data Protection and Photography or Video footage

63 We process personal data strictly for the purpose of providing our berthing and Site Services.

64 The Company may from time to time take photography or video that captures scenes on the Site for promotional purposes. If Berth holders or users of the Site have objections to either themselves or their boats being photographed, they should make their objections known to the photographer or the Site Office and the Company will take reasonable steps to avoid their inclusion in any photographing or filming. However the Company cannot guarantee that they will not be included on an incidental basis. You may only film or take photographs using flying drone or static photographic equipment (such as Go-Pro cameras) with the permission of the Site Manager.

65 The Company operates CCTV surveillance cameras in the Site for security and safety purposes in accordance with the CCTV Code of Practice and the Data Protection Act.

## General

66 Water to the pontoons may be turned off subject to weather conditions by 30 November and will be turned on, on 28 February. The Company reserves the right to turn the water off earlier or to delay turning on the water if the weather conditions require. Weather permitting water may be obtained by prior arrangement with the Manager.

67 The Site office will be manned every day of the year except Christmas Day.

## Special Rules – Turnchapel Wharf

68 You, your crew and guests shall observe and conform to the byelaws, rules and regulations of the Cattewater Harbour Authority, Queens Harbour Authority and Plymouth City Council or the equivalent port and local authorities from time to time.

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