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ENSURING SAFE MOORINGS

Setting the Record Straight on Incorrect Information about Cheyne Wharf

Our moorings are home to a diverse range of houseboats and a feature of the local area. Despite some local speculation, the houseboat moorings are not under threat. We want the houseboat moorings to remain for many, many years to come. We are committed to preserving the future and character of Chelsea Yacht & Boat Company (CYBC) and take our long-term stewardship of CYBC extremely seriously. Part of that is ensuring that the boats which are moored on the moorings are safe – for their occupants, their neighbours, our team and the wider public.

We are trying to protect the moorings for the benefit of all. Our understanding is that the current law does not allow moorings to be listed as an Asset of Community Value, however we want to reassure the local community that the moorings are not under threat nor will they be removed.

The safety of the moorings, however, is a responsibility we share with those who use them and boat owners must adhere to the terms of their mooring licences to ensure the safety of their boats, and others around them. As responsible owners we are trying to protect the residents, moorings and occupiers from a real risk being posed by a few houseboat owners. We have terminated the licences of a small group of boat owners because they can't confirm the safety of their boats. They have failed to comply with the terms of their licences to keep their boats safe by dry docking them.

We are concerned that the misleading information being released is effectively reinforcing a notion that basic safety obligations can be ignored.

Dry docking a boat regularly is an essential and fundamental requirement of boat ownership. It is particularly important for a boat that sits on the riverbed and where the boats, on which people are living and sleeping, are in close proximity to one another - as is the case at CYBC.

A boat suffering undetected structural damage or deterioration could sink without warning and take the neighbouring boat down with it. This risks the safety of its residents, neighbours and others who use the moorings. A third of the boats at the moorings are sub-licensed by the owners, putting their occupiers at risk too. Another third are used as second homes so they are often not able to monitor problems.

Boat owners who had not complied with their obligations to dry dock were asked over 12 months ago to urgently do so. We have accommodated boat owners where possible in our own dry dock and our boatyard team has been available at very short notice to assist in moving vessels needing to go to other dry docks. As of March 2018, over 75% of owners at CYBC have dry-docked their boats and have not received termination notices.



This work is vital. Of the boats to have dry-docked so far this year, at our insistence, three out of five of them have required urgent works to their hulls. The cost of not carrying out these checks was demonstrated only last week when one of the boats which had not been dry-docked took on a substantial amount of water and began to list, requiring CYBC to send in an emergency pump-out team to save the boat.

The other inaccuracies being put into the public domain cover a variety of topics, but we have clarified some of them here:

CYBC Fees

Those boatowners who were granted an option to renew their mooring licences agreed historically that a fee would be payable for a new 10-year mooring licence and that the fee for the new licence would be determined by an independent surveyor. CYBC remains committed to doing this as it believes this is a fair way forward to resolve this matter.

We have seen factually inaccurate reports of our mooring fee increases. Mooring fees are only £146 per linear foot per year. This amounts to approximately £120 a week for a two-bedroom boat. CYBC has proposed an increase for next year's mooring fee to £157 per foot. This is a 7.5% increase. A third of the individual boatowners at CYBC sub-licence their boats on the open market, one of which was recently advertised at £1,961 per week.

'New Superboats' at CYBC

We are committed to preserving the character of the area and any claims that boats will be replaced with "super yachts" simply aren't true. Boats have been moored and built at CYBC for over 80 years and there are no plans to change this. When boats move on from CYBC, their mooring is offered to interested boat owners whose vessels need to be of a similar style, size and character and fit the RBKC design planning guidelines that have been in place for many years.

If you want information about Cadogan Pier, please visit www.cadoganpier.com