

OYSTER PIER OPERATIONAL MANAGEMENT PLAN (OPERATIVE VERSION)

1.0 INTRODUCTION

1.1 This document is the Operational Management Plan (OMP) for the moorings at Oyster Pier. It is supplemental to the mooring agreement and/or sub lease for individual moorings.

1.2 The operational management of the marina will be managed by the contents of this document.

1.3 The servicing and management of a marina is of paramount importance to ensure that the development is kept to appropriate standards, avoiding any unwanted visual or other intrusion into the area.

1.4 This OMP has been discussed with the Port of London Authority (PLA) and Wandsworth Borough Council

1.5 Oyster Pier LLP will provide mooring facilities for up to 10 permanent, residential vessels, in addition to one facilities vessel. Up to 4 (no.) visiting moorings available for leisure craft. Visitor moorings will not require a license but will be expected to also conform to constraints on use.

1.6 The OMP covers the following areas of operations:

- Operational Management (Section 2);
- Statutory Requirements (Section 3);
- Environment (Section 4); and
- Health, Safety, Security and Access (Section 5).

1.7 Whilst the majority of the operational matters apply equally to all vessels, the final 2 sections of document deal separately with matters specific to:

- Permanent Moorings (Section 6); and
- Visitor Moorings (Section 7).

1.8 Notices explaining the detailed rules and regulations will be posted on the marina, and the caretaker will be available to explain these. Where there is any dispute over interpretation of the marina operations, the caretaker's decision will be final.

2.0 OPERATIONAL MANAGEMENT

2.1 The caretaker will undertake day to day management of the facility and will make daily inspections

2.2 When the caretaker is not available, emergency contact will be available 24hrs/day with the normal emergency services.

2.3 Refuse / recycling; all servicing for the boats will be provided from the River Thames, by a recognised, licensed refuse company. Bin stores for recycling material are provided nearby, by the local authority.

2.4 Use; All residents (permanent and visitor) will not do any act or allow to remain upon vessels or the pontoon, any substance or article which may:

- Constitute a statutory nuisance;
- Cause material inconvenience, disturbance injury or damage the premises, pontoon or other vessels or to those walking or passing along the riverside path;
- Contravene any statute or the requirements of a Government department or local regulatory or public authority.

2.5 The premises, pontoon or vessels may not be used for any dangerous, noxious, noisy or offensive occupation or for any illegal or immoral purposes.

2.6 No instrument, apparatus or equipment can be installed on vessels which causes noise or vibration which is a statutory nuisance or causes damage to the premises, nearby vessels or residents.

2.7 No generator or boat engine will be operated between the hours of 9 pm and 6 am.

2.8 No business shall operate from any vessel or the pontoon at any time.

2.9 Dimensions of Vessels; Permanent vessels may not be more than 40 metres in length, 5.5 metres in width and 2 metres in draught.

3.0 STATUTORY REQUIREMENTS

3.1 All operational management of the moorings will be in accordance with current PLA guidance and the River Works License.

3.2 Access to the marina and associated structures will be provided to any Statutory Authority that may require it to carry out their duties, providing reasonable notice is given:

- These are expected to include: London Borough of Wandsworth;
- Port of London Authority; and
- Environment Agency.

4.0 ENVIRONMENT

4.1 Oyster Pier LLP will reserve the right to immediately terminate the mooring license or visitor agreement of any user who, in their opinion, allows or undertakes, in or on the vessel, any act that causes nuisance or growing annoyance to other lessees, adjacent properties or the general public.

4.2 The decision of Oyster Pier LLP in this matter will be final.

4.3 No vessel may undertake repairs to the propulsion system or any other system that may result in a discharge to the river. No hull scraping, cleaning or painting may be carried out whilst moored.

4.4 No vessels may discharge waste into the river.

5.0 HEALTH, SAFETY, SECURITY AND ACCESS

5.1 The Health and Safety of persons using the marina will be the primary concern of the management. Live saving and fire-fighting equipment is provided at the marina and its condition

and good working order will be monitored and maintained in accordance with the manufacturer's requirements.

5.2 No vessel will be permitted to use the electricity supply unless their electrical connections are in good working order and appropriate to the pontoon connections. The caretaker will check for compatibility prior to authorising use of the electrical supply.

5.3 No unauthorised persons will be permitted onto the marina pontoons or brow. Access and egress will be controlled by a security gate. Authorised persons will be limited to employees of Oyster Pier LLP and registered users. There will be no public access. Access control will be by code and/or swipe card.

5.4 Pedestrian access can be gained along the existing public riverside path, or via the footpath through the site from the road. General vehicular access to the moorings will not be available except in emergencies.

5.5 Deliveries and loading of bulky items can be undertaken by prior agreement with the caretaker.

6.0 PERMANENT MOORINGS ONLY (Vessels)

6.1 All vessels moored at the marina will be constructed to a standard specification & maintained to be seaworthy at all times.

6.2 All vessels must be insured and evidence of such provided to Oyster Pier LLP upon demand at any time.

6.3 Utilities; all vessels are provided with mains electricity and water. Sanitary facilities are also provided, linking in to the mains sewer under the riverside path.

6.4 Repair, cleaning & decoration; Tenants will be responsible for keeping the area the water area around their vessel from rubbish

6.5 All vessels must be kept in a neat and tidy condition.

6.6 Pets; No pets are allowed, unless agreed in writing with Oyster Pier LLP.

7.0 VISITOR MOORINGS ONLY

7.1 No more than 4 visiting vessels can be moored at any one time.

7.2 The maximum stay for any visiting leisure craft will be 14 (no.) days, with no return within seven days.

7.3 Dimensions of Vessels; visiting vessels may not be more than 20 metres in length, 3.5 metres in width and 1.5 metres in draught.

7.4 Utilities; Electricity and water provided to the visitor moorings will be charged on a pay as you go basis.

7.5 Sewage pump out facilities are available for visitor vessels at 24 hours and notice of this will be provided to all visiting vessels, subject to compatibility with the pier system.

7.6 Information / Regulations; the payment receipt will include general information regarding visiting the marina, with the following detailed information provided on the notices:

- Requirement to comply with all Port of London Authority byelaws and regulations whilst arriving, mooring and dis/embarking from the marina;
- Contact Details for Pier Person and Management Company;
- Marina constraints and mooring license requirements;
- Prices for visitors; and
- Movement/handling restrictions.

OMP reviewed and updated by Thamesmooring.com (UK) Ltd 1st October 2018.