

Terms & Conditions of Use

Causeway Coast and Glens Borough Council

Harbours, Marinas & Slipways

2020-2021



**Causeway
Coast & Glens
Borough Council**

Terms & Conditions of Use

All use of the Harbour Premises is subject to these Terms & Conditions, Harbour Byelaws and Port Marine Safety Code, guides and policies where applicable. Copies are available for viewing online at <https://www.causewaycoastandglens.gov.uk/see-do/harbour-and-marinas>, at the Harbour & Marina office or by request.

1. Under these Terms & Conditions, the following words shall have the following meanings:-

“Us”, “We”, “Our” etc means Causeway Coast & Glens Borough Council and/or its servants and Agents including the Harbour Master or his deputies or assistants;

“You”, “Your” etc means any person using the Harbour Premises and includes a charterer, master, or agent, or other persons (other than Us) for the time being lawfully in charge of a vessel or vehicle;

“Harbour” includes a harbour, marina, moorings, or any other vessel berthing facility owned or operated by Us including slipways;

“Licence” means the licence granted to You to berth/moor or slip any vessel on Our Harbour Premises under these Terms and Conditions.

“Licence Fee” means the fee payable by You to Us in accordance with these Terms and Conditions;

“Harbour Premises” means the Harbour, including its dock walls, pontoons and any roads, car parks, buildings and other areas, equipment and facilities owned or operated by Us;

2. We agree to provide You a berth, a mooring or slippage in or access onto the Harbour Premises for Your vessel for the duration of the appropriate License in consideration for You paying Us the appropriate Licence Fee, providing all necessary and requested paperwork and insurance within the specified time frames. Failure to do so will result in your application being rejected. A late application may be considered at our discretion but will incur a late administration fee of £100 plus vat.

(a) We reserve the right to refuse a Licence whilst outstanding Licence Fees or other costs are due and owing to Us.

3. (a) Licences will be granted for the periods published by Us from time to time and will show the licence period agreed between Us and You. The Licence Fee will be calculated by reference to Our published charges prevailing at the time of the grant of this Licence. In the event of any increase or reduction in the rate of V.A.T we have the right to adjust the fees accordingly;

(b) This Licence shall not be automatically renewed but will terminate at the conclusion of the licence period, if not terminated sooner by Us or You under the provisions of clause 18. Allocation of all berths and moorings will be in accordance with Council’s “Allocation of Berths and Moorings policy”;

(c) You must notify Us in writing of the details of any change of names of the vessel or change of Your name, address or contact details;

(d) Nothing in this Licence entitles You to the exclusive use of a particular berth or mooring. You must not lend, transfer or assign any berth allocated to You by Us from time to time, nor may You use it for any other vessel, without Our prior written consent;

(e) You must not use any vessel occupying a berth or mooring provided by Us for residential purposes without obtaining Our prior written consent, which may be withheld in Our absolute discretion or granted on such terms as We shall see fit. For the avoidance of doubt, a vessel shall be regarded as being used for residential purposes if, amongst other things, You:

(i) use Your vessel as Your principal or main place of residence; or

(ii) stay on board Your vessel in excess of an average of three nights per week over a twelve week period; or

(iii) use Our offices at Harbour or Marina Premises as Your mailing address.

(f) At all times during the term of your Licence You must display, an identification badge/sticker provided by Us, with your unique Licence identification number.

4. (a) We have the right to exercise a general lien (ie. the right to take possession of and prevent You from gaining access to, using or moving a vessel and/or other property) over any vessel and/or other property whilst in or on the Harbour Premises until such time that any sums due to Us in respect of the vessel and/or other such property, whether on account of services provided or work done or, damages to Our property, (including interest and Our costs in enforcing the general lien and obtaining from You payment of any sum due to Us under these Conditions), are paid. If We exercise such a general lien, You shall be entitled to remove Your vessel or other property from the Harbour or Marina Premises upon providing proper security (eg a Bank guarantee or a cash deposit) sufficient to cover the sum due to us (including interest and any costs incurred and/or likely to be incurred by Us in enforcing the general lien and obtaining from You payment of any sum due to Us under these Conditions);

(b) We shall not have the right to exercise a general lien in accordance with condition 4(a) above unless the sums due to Us exceed £100;

(c) You agree to indemnify Us against (ie. pay for) any and all reasonable costs of enforcing Our rights under these Terms & Conditions against You, including but not limited to the cost of letters and telephone calls made by Us.

5. (a) You must ensure that at all times Your vessel is maintained in a clean and tidy state and in a seaworthy condition.

(b) The vessel must be berthed or moored by You in a seaman-like manner and in such a configuration and position as We may from time to time require and unless otherwise agreed the necessary warps and fenders shall be provided and maintained by You. Vessels must be clearly identifiable by name or alternatively by number (to be agreed with the Harbour Master). All ropes, fenders etc. must be fixed or stowed in tidy manner as to prevent slips,

trips and falls. Permission to permanently fix ropes or fenders to any structure must be sought from the Harbour Master.

6. You must insure Your vessels and vehicles against loss or damage however caused, which insurance must include cover for liability to third parties (including public liability and where relevant employers liability) in respect of Yourself and each of Your vehicles or vessels, Your crew for the time being, and Your agents, servants, visitors, guests and sub-contractors,

Insurance shall be in the sum of not less than:

- Leisure vessels –£3 million
- Small commercial/fishing vessels (under 12mtrs) –£3 million
- Larger commercial/fishing vessels (over 12mtrs) –£5 million
- All passenger or charter boats operating as such –£10 million

in respect of each accident or damage and must maintain in respect of each vessel adequate removal of wreck insurance.

You must produce the policy or policies relating to this insurance to Us on demand.”

7. (a) We have the right to moor, re-berth, move, board, enter, lift ashore, slip or carry out any emergency work on the vessel, if in Our opinion it is necessary for the safety of the vessel or the safety and/or convenience of other users of the Harbour Premises or for the safety of Our plant and equipment and You must pay Our reasonable charges for such work. A scale of Our charges for any such work shall be available on request from Our offices at the Marina Premises and We shall provide You with an estimate of the likely costs and charges relating to such work prior to incurring them.

(b) If at any time during the period of this Licence the berth previously allocated by Us to You is not used by You for mooring Your vessel, then We shall be entitled to moor or permit a third party to moor a vessel at that berth and We shall be entitled to all income (if any) arising. You must use all reasonable endeavours to give to Us not less than 24 hours previous notice of Your intention to return Your vessel to the Harbour. Allocation of all temporary berths and moorings will be in accordance with Council’s “Allocation of Berths and Moorings policy”;

8. The vessel when entering or leaving or manoeuvring in the Harbour must not be navigated at such a speed or in such a manner as to endanger or inconvenience other vessels in the Harbour. You must at all times comply with any speed restrictions and bye-laws relating to the Harbour, details of which will be provided by Us on request.

- (a) Fishing equipment, nets, anchors, lines etc shall not be deployed in such a manner so as to block, obstruct or cause a hazard to navigation within the Harbour or to cause a nuisance to or to block ladders, berths and moorings.

9. All persons using any part of the Harbour Premises or facilities provided thereon for whatever purpose and whether by invitation or otherwise do so at their own risk unless any injury or damage to person or property sustained within the Harbour Premises was caused by or resulted from an act or omission of Ours or those for whom We are responsible.

10. (a) We shall not be liable for the loss, theft or any other damage of whatsoever nature caused to any vessel or vehicle or other property (whether insured or not) belonging to You or others claiming through You except to the extent that such loss, theft, or damage may be caused by an act or omission of Ours or those for whom We are responsible;

(b) You shall indemnify Us against (ie. pay for) any loss, damage or costs reasonably incurred by, and all claims or proceedings instituted against, Us or Our servants or agents which may be caused by Your vessel or vehicle or by You, Your servants, agents, crew, guests, or sub-contractors except to the extent that such loss, damage, costs, claims or proceedings may be caused by an act or omission of Ours or those for whom We are responsible;

(c) Where access for vessels to and from the Harbour is via a lock gate, swing or lift bridge or other restriction, We shall not be liable for loss, damage or costs of whatsoever nature suffered by You as a result of the lock gate, swing or lift bridge or other restriction being inoperative except to the extent that such inoperation may be caused by the act or omission of Us or those for whom We are responsible.

11. (a) Except with Our written consent, which may be withheld at Our sole discretion, no part of the Harbour Premises or any vessel kept in or on the Harbour Premises may be used by You for any commercial purpose, including hiring, embarkation or disembarkation of charter parties, sale or demonstration of sale or hire of the vessel provided that the occasional use of the vessel by a personal friend of Yours on payment to You of contribution towards the actual running costs of the said vessel shall not be deemed a commercial purpose. You must upon request by Us supply to Us full details in writing of all such use under the proviso to this condition; Use of Harbour Premises for commercial purposes may be subject to a fee as stated in Our charging policy.

(b) You shall be permitted to arrange a private sale of not more than one vessel (such vessel usually being berthed at the Harbour Premises) during any one or more periods of six consecutive months of the Licence granted to You. A private sale shall be deemed to be any sale that is not made in the course of a trade or business. In the event of such a private sale:

(i) You must be present at all times during which the vessel is to be viewed, and You are not permitted to display a "For Sale" notice on Your vessel in or on the Harbour Premises without prior consent;

(ii) You must, within seven days of such a private sale, notify Us in writing of the name and address of the buyer of the vessel. You are reminded that the berth or mooring does not transfer to the new owner.

(c) No work shall be done to the vessel whilst in or on the Harbour Premises unless with Our prior written consent, other than minor running repairs or minor maintenance of a routine nature by You, Your regular crew, or members of Your family, not causing any nuisance or annoyance to any other users of the Harbour Premises or any other premises or any person residing in the vicinity.

(d) Fueling of Vessels shall be carried out strictly in accordance with guidance issued by Us.

12. The Harbour Premises must not be used for any dangerous, offensive, noxious, noisome, illegal or immoral purpose or to cause a nuisance to Us or other users. Causeway Coast and Glens Borough Council operate a zero tolerance policy towards physical or verbal abuse, harassment, threats or violence against members of council staff. Such behaviour may result in immediate termination of your Licence in line with condition 18 (b).

- (a) animals within the Harbour Premises shall be kept under proper control. All dogs shall be kept on a lead while within the Harbour Premises and must not cause any nuisance or annoyance to any other users of the Harbour Premises.
- (b) Council bye laws in relation to the consumption of alcohol shall be observed. Anyone under the influence of alcohol or drugs in Harbour Premises including a charterer, master, or agent may be asked to leave and the PSNI may be notified.

13. No refuse, waste or noxious substances or sewage may be discharged or thrown overboard or left in the Harbour or Harbour Premises or disposed of in any way other than in the receptacles provided by Us or by removal from the Harbour Premises. For the avoidance of doubt no biological waste other than deck run off water and blood from cleaning may be discharged or thrown overboard or left in the Harbour or Harbour Premises. Further guidance can be obtained from the Harbour Master.

14. Dinghies, tenders and other small craft must be stowed aboard the vessel unless a berth is separately provided by Us, and must not be used for recreational purposes under power or sail unless used to tender to and from Harbour moorings.

15. (a) You and Your guests are required to park their motor vehicles in such position and in such manner as shall from time to time be directed by Us. Parking areas controlled by barriers will have limited use. Please contact the harbor office for further information.

(b) All vessels and vehicles in or on the Harbour Premises may be moved by Us to any part of the same Harbour Premises without Your knowledge or consent where such movement is necessary for the proper or efficient operation of the Harbour Premises;

16. No items of boats, gear, fittings or equipment, supplies, stores, or the like may be left upon the Harbour or Harbour Premises unless permission is granted by us. Charges may apply.

17. You must take all necessary precautions against the outbreak of fire in or upon Your vessel and You must observe all statutory and local regulations relative to fire prevention (if any) that shall be exhibited at Our offices. BBQ'S, fires or hot works are not permitted in any area within the Harbour or Harbour Premises unless permission is sought from the Harbour Master.

18. (a) In the event of any breach of these Terms and Conditions by You, We shall have the right to serve a written notice on You by first class recorded delivery, posting it to Your last know address, specifying the breach and requiring compliance within 14 days of the notice. If the breach is not rectified within the 14 day period, We have the right to terminate this Licence with immediate effect by serving a written notice on You by first class recorded delivery posting it to Your last known address.

(b) In the event of any serious breach or persistent breaches of these Terms and Conditions by You, We have the right to terminate this Licence with immediate effect by serving a written notice on You by first class recorded delivery posting it to Your last known address.

(c) Upon termination of this Licence in accordance with conditions 18(a) or (b) above, We may refuse to provide any further services at Our sole discretion and You must remove Your vessel from the Harbour Premises within 14 days of the termination of this Licence. We shall not be obliged to make any refund to You of any proportion of the Licence Fee unless We are able to re-allocate the berth previously occupied by Your vessel, in which case We will refund You a proportion of the Licence Fee in accordance with the provisions of Our Refund Policy, details of which shall be provided by Us on request.

(d) We have the right to terminate this Licence, by the giving of written notice to You, by first class delivery if at any time the Harbour Premises shall be so damaged, impeded, or interfered with by force majeure (as defined below) as to render it unlikely that We will be able to continue to provide a berth or mooring in accordance with this Licence. For the purposes of this condition, force majeure means any event or circumstances (whether arising from natural causes, human agency or otherwise) beyond Our control including (but not limited to) weather conditions, riots, civil commotion, fire or war.

(e) In the event of termination by Us in accordance with condition 18(d) above, We shall refund to You part of the Licence Fee in proportion to the unexpired period of the Licence.

(f) You shall have the right to terminate this Licence with immediate effect by serving a written notice on Us. In the event of You terminating this Licence in accordance with this condition 18(f), You shall remove Your vessel from the Harbour Premises within 14 days of the termination of this Licence. On removal of Your vessel from the Harbour Premises, We shall refund to You a proportion of the Licence Fee in accordance with the provisions of Our Refunds Policy, details of which shall be provided by Us on request.

19. (a) Any obligation of Ours toward vessels or goods left at the Harbour Premises ends upon the expiry or lawful termination of this Licence and We accept no responsibility for loss or damage to any vessels or goods left at the Harbour Premises without Our consent save insofar as such loss or damage is caused by an act or omission of Ours or those for whom We are responsible;

(b) If You fail to remove the vessel on termination of this Licence in accordance with condition 18 or otherwise, We are entitled:

(i) To charge You with the rental which would have been payable by You to Us if the Licence had not been terminated for the period between termination of the Licence and removal of the vessel from the Harbour Premises; and/or

(ii) At Your risk (save in respect of loss or damage caused by an act or omission of Ours or those for whom We are responsible during such removal) to remove the vessel from the Harbour Premises and thereupon secure it elsewhere and charge You with all reasonable costs arising out of such removal including alternative berthing fees; and/or

(iii) To give notice to You in accordance with the provisions of the Torts (Interference with Goods) Act 1977 and to sell the vessel and/or other property by the best method of sale

reasonably available in the circumstances. The proceeds of the sale after payment of the said money due and the expenses of the sale shall be paid to the owner of the vessel and/or property. You may obtain advice relating to this Action from a Citizen's Advice Bureau, Law Centre or any firm of solicitors.

20. Maritime Law entitles Us in certain circumstances to bring action against a vessel to recover debt or damages. Such action may involve the arrest of the vessel through the Courts and its eventual sale by the Court. Sale of a vessel may also occur through the ordinary enforcement of a judgment debt against the owner of a vessel or other property.

21. The foregoing Terms and Conditions of Harbour Use shall apply to all users of the Harbour Premises. Other terms may apply.

These terms and conditions shall be subject to the non-exclusive jurisdiction of the Courts of Northern Ireland.

Causeway Coast & Glens Borough Council.