

# **TOPSHAM MOORING OWNERS ASSOCIATION**

## **HANDBOOK**

### **CONSTITUTION**

### **TERMS AND CONDITIONS**

### **MINIMUM SPECIFICATIONS**

First printed - 1996  
Updated and reprinted - 2015  
Updated - 2023

[Topsham-Moorings.com](http://Topsham-Moorings.com)  
[Secretary@Topsham-Moorings.com](mailto:Secretary@Topsham-Moorings.com)

# TOPSHAM MOORING OWNERS ASSOCIATION

## HANDBOOK

### Contents

Introduction

Definitions

The Constitution

Terms and Conditions

Minimum Specifications for Mooring Tackle

Specification diagrams/drawings

Index to Advertisers

Alpha Yacht Surveys

Exe Sails

Optima Graphics

W Trout & Son

# TOPSHAM MOORING OWNERS ASSOCIATION

## THE TOPSHAM MOORING OWNERS ASSOCIATION

The **Topsham Mooring Owners Association** is a non-profit making organisation whose Membership comprises paid up owners of **Registered Moorings** in the areas covered by the Lease.

## INTRODUCTION

This booklet includes **The Constitution, The Terms and Conditions** and **The Minimum Specifications for Mooring Tackle** which apply to **Registration, Placing** and **Maintenance** of Moorings in the upper part of the Exe Estuary which has been leased to the **Topsham Mooring Owners Association** (T.M.O.A.). This is generally the area upstream of the gas pipeline from Powderham Point to a point on the East bank of the Estuary to the South of Lympstone Marine Camp. It excludes Powderham Sand up to Turf Lock.

The Lease extends to a point on the river Exe to the east of Double Locks on the Exeter Canal and includes the Leat between Mount wear and Tumbling Hills at countess Wear. It extends up the river Clyst to Fisher's Bridge and up its tributary to the main road at Marsh Barton, Clyst St George.

Certain defined areas are managed by third parties and excluded from the TMOA Lease.

The **Lease** of the Association is held by four **Trustees** of the **Association** who are appointed in accordance with clause 7(a) of the **Constitution**.

The **Committee** of the Association shall be elected in accordance with Clauses 4(a) and 4(b) of the **Constitution**.

Only **Registered Moorings** are permitted to be laid.

## HISTORY

The **Topsham Mooring Management Committee** was set up by Public Meeting in October 1988.

**Topsham Mooring Owners Association** was constituted and the Constitution approved in December 1995 following the granting of a Regulating Lease for the foreshore and bed of the River Exe at Topsham to The Trustees of its predecessor, The Topsham Mooring Management Committee, by The Crown Estates Commissioners who own the bed of this part of the Exe Estuary.

The current lease with the Crown Estates expires on 31st March 2024.

Under the Lease the Topsham Mooring Owners Association is empowered to administer, control and manage, on a commercial basis, the moorings in the area covered by the Lease.

**Topsham Mooring Owners Association** is run by a **Management Committee** comprising Representatives of Local Clubs, Fishermen, the Trustees, the Navigation Authority for the River Exe and Members elected in accordance with the Constitution. It is empowered to co-opt others with specialised knowledge as it sees fit.

The Association has inherited an over-crowded mooring situation in the Topsham area and members of the Association are required to co-operate with the Committee in accepting the necessity to adjust and relocate certain moorings. In particular it is a requirement that a navigable channel is maintained to the upper reaches of the Estuary.

Mooring Owners must recognise that they are the **owners of the mooring tackle only** and that the **licence is given annually for the right to occupy a Registered Mooring Position** in the area. Any requirement to move, relocate or modify a mooring will be at the Owner's expense.

## **MOORING LICENCES**

Only Registered Moorings are permitted to be laid.

Mooring Owners are required to renew the Licences for their registered mooring sites annually.

A scale of charges will be set each year by the Committee and the dues received will be used to pay for the Association's Administration, the Fees to the Crown Estates Commissioners and other costs. The scale of charges will be set in relation to the registered length of the mooring, the type and class of the mooring.

## **DEFINITIONS**

The **Topsham Mooring Owners Association – (The Association)** – an organisation of paid-up owner's of moorings in areas of the Exe Estuary and River Clyst covered by the Lease.

The **Topsham Mooring Management Committee – (The Committee)** – a group of Members elected or appointed annually in accordance with Clause 4 of the Constitution to manage the moorings in the areas covered by the Lease.

The **Crown Estates Commissioners** – the owners of the bed of the Exe Estuary and the river Clyst covered by the Lease.

The **Regulating Lease – (The Lease)** – the Contract between the Crown Estates Commissioners and four Trustees of the Association empowering the Association to control and manage the moorings in the areas covered by the Lease.

The **Constitution** – the document approved in December 1995 under which the Association and its Committee operate.

The **Trustees** – the body of up to four persons who hold the Lease in accordance with Section 7 of the Constitution.

The **Committee** – a body of members of the Association appointed and elected in accordance with Section 4 of the Constitution.

The **Chairman** – the person appointed by the Committee in accordance with Clause 5(a) of the Constitution.

The **Secretary** – the person appointed by the Committee in accordance with Clause 6(a) of the Constitution.

The **Treasurer** – the person appointed by the Committee in accordance with Clause 6(a) of the Constitution.

The **Mooring Officer** – the person appointed by the Committee in accordance with Clause 6(b) of the Constitution.

The **Moorings Working Group** – a group of members assisting the work of the Mooring Officer.

The **Members** – are referred to as **Mooring Owners** – they are paid-up registered owners of licenced moorings in the areas covered by the Lease.

**Mooring Licence – (Licence)** – the permission required to lay and/or maintain a mooring in the areas covered by the Lease. The Licence is granted annually.

The **Mooring Fees – (Licence Fees)** – the annual fees for each mooring levied on a Mooring Owner in accordance with Section 8 of the Constitution.

The **Administration Fees** – may be applied for example, change of ownership and non-compliance.

**Mooring Tackle** – all equipment provided by the owner in accordance with the Minimum Specifications for Mooring Tackle.

The **Registered Mooring Length – (Registered Length)** – the maximum overall length of a vessel (as laid down in the Clause 4 of the “Terms and Conditions”) which may use a mooring. Also the length on which the Fees will be levied.

The **Registered Mooring Position – (Mooring Position)** – the point of connection of the Ground Chain and the riser which is recorded and is shown on the Scale Plan and maybe recorded electronically.

The **Navigable Channel** – the channel required by and agreed with the Navigation Authority and other River users, which is to be kept clear of moorings to enable safe navigation of and to the upper Reaches of the Exe Estuary.

The **Scale Plan** – the plan, at a suitable Scale, which is kept by the Committee on which the positions of all moorings will be shown. The plan or a copy of it will be available for inspection by Members at the A.G.M or by arrangement with the Committee. (This information may be recorded electronically.)

The **Maximum Water Level** – the maximum water level at the mooring position which shall be used to calculate the length of Rising Chain in Section 4 of the “Minimum Specifications for Mooring Tackle”.

**Swinging Mooring** – a mooring comprising approved ground tackle and single riser and mooring buoy to which a vessel is moored.

**Fore-and-aft Mooring** – a mooring which may comprise four mooring blocks or anchors, two ground chains connected with a linking chain and two individual riser chains and mooring buoys between which a vessel is moored. If not a drying mooring, two individual blocks may be used.

**Trot Mooring** – a mooring for two or more vessels in line comprising a fore-and-aft mooring with two mooring blocks or anchors each end, with a lengthened ground chain between the end ground chains. Intermediate risers and mooring buoys are connected to the ground chain along its length and single lateral ground chains are to be provided at each riser connection point and laid at right angles to the ground chain

**Sub-Letting** – this is **not permitted**.

Clarification: a mooring owner may let a mooring to a tenant subject to compliance with the TMOA conditions. The tenant **must not** sub-let the mooring to a third party.

**Lazy Line** – A line between fore and aft or trot mooring buoys, this **must** be clearly marked with easily seen floats or buoys.

**Strop** (or Riding Chain) – this is the connection from water level/riser to the boat.

**Risers** – chain from ground chain to water level.

**THE CONSTITUTION**  
**of the**  
**TOPSHAM MOORING OWNERS ASSOCIATION**

**1 NAME**

The organisation shall be called the **Topsham Mooring Owners Association** (“the Association”) acting through the Topsham Mooring Management Committee (“the Committee”) as set out in Clause 4 hereof.

**2 OBJECTS OF THE MANAGEMENT COMMITTEE**

(a) To manage and regulate all moorings in that part of the Exe Estuary and River Clyst designated in the current lease granted by the Crown Estate Commissioners to the Trustees (who are referred to in Clause 7 hereof) and such other areas as the Committee shall from time to time be authorised to regulate.

(b) By a system of licensing incorporating the Association’s rules and regulations to seek to ensure that every mooring is laid and maintained to such requirements and in such a position as the Committee considers to be satisfactory.

(c) To establish from time to time the appropriate charges necessary to economically finance the effective management of the moorings on a non-profit making basis.

(d) To seek to ensure that the rights and interests of all users of the River be protected by ensuring that there is a properly defined navigable channel free of moorings and by restricting moorings to defined areas, keeping other areas free for conservation, fishing, sailing and other interests.

(e) To liaise and co-operate and participate with other Estuary and conservation organisations to promote sound and efficient management of the Estuary.

(f) To make and enforce such Rules and Regulations as are necessary for the proper management of the moorings.

**3 MEMBERSHIP OF THE ASSOCIATION**

Each Mooring Owner (regardless of the number of moorings owned) shall become a member of the Association on an Annual Basis and shall be entitled to one vote at general meetings subject of the following conditions:

(a) That they have fully paid the Mooring Dues owed by them.

(b) The Association’s financial year ends on 31<sup>st</sup> day of December in each year, but fully paid up membership of the Association shall be deemed to extend up to and including the following 31<sup>st</sup> day of March.

#### **4 THE MANAGEMENT COMMITTEE**

Membership of the Committee shall comprise the following members who shall be the voting members:

(a) Up to four Members of the Association who shall be elected annually at the Annual General Meeting in accordance with Clause 6(i).

and

(b) One representative from each of the following:

- (i) The Trustees of the current lease with the Crown
- (ii) The Topsham Sailing Club
- (iii) The Topsham Small Craft Club
- (iv) The Navigation Authority for the time being for the River Exe

These Representatives should be nominated by their parent body, who should notify the Committee's Secretary in writing prior to each Annual General Meeting.

#### **5 CONDUCT OF THE MANAGEMENT COMMITTEE**

(a) The Committee shall at its first meeting after the Annual General Meeting elect a Chairman and Vice Chairman from amongst its number.

(b) A quorum for any meeting shall be five voting members.

(c) The Association through the Committee may be affiliated to the Royal Yachting Association either in its own right or through the offices of one of its members.

(d) The Committee shall be entitled to co-opt persons who in their opinion can offer specialist knowledge or experience. Co-opted members shall not be entitled to vote. (Co-opted members might normally include representatives of Local Authorities whose areas extend into the Lease Area, the Royal Society for the Protection of Birds, the Topsham River Commissioners and other interested users of the Estuary.)

(e) The Committee may nominate one member to sit on Estuary, Conservation, Focus Groups and Forums which have an interest in the management of the estuary.

#### **6 ADMINISTRATION AND MEETINGS**

(a) The Committee shall appoint a Secretary and a Treasurer or administrator on such terms and at such fees as the Committee shall decide.

At the discretion of the Committee the appointments may be combined.

(b) To enforce the Rules and Regulations the Committee may appoint a Mooring Officer on such terms and at such fees as the Committee shall decide.



(c)The Committee may at its discretion employ such specialist assistance as the Committee deems necessary on such terms and at such fees as the Committee shall decide.

(d)The day to day administration of the Committee's business shall be carried out by the Secretary.

(e)The Secretary shall record Minutes of the proceedings of all meetings of the Association and of the Committee and copies shall be circulated to Committee Members and Co-opted Members.

(f)The Treasurer shall be responsible for the collection of all dues determined by the Committee and to keep a complete and accurate account of the Association's finances, and other such statements thereof as required from time to time and in any event to render Annual Accounts for the preceding financial year in sufficient time for auditing and presentation to the Association's Annual General Meeting.

(g)The financial year for the Association shall be the calendar year.

(h)The Committee shall call an Annual General Meeting in February or March of each year to be held at a suitable place in Topsham to:

(i)To receive and approve by a simple majority the annual Report and Accounts.

(ii)To elect up to three members to serve on the Committee.

(iii) To appoint an Independent Examiner for the accounts.

(iv)To report to Members the names of Representatives listed in Clause 4(b) nominated for the Committee.

Four weeks notice of the Annual General Meeting shall be sent to each member of the Association at their last known address.

(i)Nomination forms for the four elected members of the Committee will be sent out with the Notice for the Annual General Meeting. Any nominations for the Committee must be sent at least 14 days prior to the meeting. Nominations must be proposed and seconded and the written agreement of the nominee must be obtained.

(j)Members of the Association may raise any matter connected with the management of the moorings at the Annual General Meeting provided that they have given the Secretary at least 14 days notice in writing of their intention.

(k)In addition to the Annual General Meeting the Committee shall meet as often as the Chairman shall consider necessary but not fewer than four times in the year.

(l)Extraordinary General Meetings E.G.M.)

(i)The Committee may call an E.G.M. of Members of the Association for any specific business, the nature of which shall be stated in the summons convening the meeting.

(ii)The Committee shall also call an E.G.M. on receiving the written request of not less than 10 members of the Association for any specific business the nature of which shall be stated in the summons convening the meeting.

(iii)The discussion at any E.G.M. shall be limited to the business stated in the notice calling the meeting.

Four weeks notice of an E.G.M. shall be sent to each member of the Association at their last known address, and in the case of meetings called under clause 6(1)(ii) such notice shall be sent out within two weeks of the Committee Meeting immediately following receipt of the request.

## **7 TRUSTEES**

The Mooring Association's authority to administer the moorings within its prescribed area having been completed by the grant of the said Lease to four named Trustees acting on behalf of the Association the following provisions shall be applicable:

(a)There shall be at least three trustees to act for the Association who shall be appointed from time to time by the Committee. A Trustee shall hold such office during his or her lifetime or until his or her resignation by notice in writing to the Committee, or until such time as a resolution removing him or her from office be passed by the said Committee by a majority of those present and entitled to vote.

(b)The said Lease and any other assets of the Association shall be vested in the trustees so far as is necessary or practicable in trust for the said Committee and on the death, resignation or removal from office of a Trustee the Committee shall nominate a new Trustee in his or her place and ensure that all the Association's assets shall be vested in the names of the Trustees for the time being. For convenience and for the purpose of giving effect to any such nomination the Secretary for the time being is hereby nominated as the empowered person to appoint new Trustees on behalf of the Association within the meaning of Section 36 of the Trustee Act 1925.

(c)The Trustees shall comply in all respects with the directions of the Committee.

(d)The Trustees shall be fully indemnified by the Association out of the assets of the Association from and against all liabilities, costs, expenses and payments whatsoever which may be properly incurred by them in the exercise of their duties on behalf of the Association and in relation to any legal proceedings which relate directly or indirectly to the performance of the said functions of the Trustees.

## **8 FINANCE**

(a)The Association shall be financed from licence fees to be levied on the owner of each mooring over which the Committee has control and such other income as it shall receive.

(b)Such fees shall be determined each year by the Committee and shall be payable on demand and in any case not later than 31<sup>st</sup> day of March in each year.

(c)The Committee shall not levy Licence Fees greater than those calculated to be sufficient to meet essential expenses and maintain a reserve not exceeding three times the annual rental and expenditure costs of the Association.

(d) An Independent Examiner shall be appointed annually at the Annual General Meeting.

## **9 AMENDMENTS TO THE CONSTITUTION**

(a)The constitution may be amended by any resolution passed by two thirds majority of all voting Members of the Committee present at a meeting of the said Committee called for that purpose, and subsequently approved by a simple majority of the Members of the Association present at the Annual General Meeting or Extraordinary General Meeting, provided that notice of the meeting, in writing, stating the terms of the resolution to be proposed thereat shall have been sent out to all Members of the Association at their last known address not less than four weeks before the day of the meeting.

(b)Members of the Association wishing to propose an amendment to or an addition to the Constitution may do so by submitting a resolution to the Committee giving details of the proposed amendment or addition and signed by not less than 10 members of the Association. The Committee will give its decision whether to recommend the adoption of the proposal or not in accordance with clause 9(a) above and will refer its decision for ratification by the members of the Association at the next Annual General Meeting or at an Extraordinary General Meeting called for that purpose.

## **10 VOTING**

(a)Each voting member of the Committee present at any meeting of the said Committee shall be entitled to one vote on each proposal put to the meeting. In the event of an equal number of votes being cast for and against a resolution the Chairman or Acting Chairman of the meeting shall be entitled to a second or casting vote.

(b)Unless resolved by the Committee to the contrary, the voting shall be by a show of hands.

(c)At Annual General Meetings or Extraordinary General Meetings each Member of the Association shall be entitled to one vote on any resolution put to the meeting. In the event of an equal number of votes being cast for and against a resolution the Chairman or Acting Chairman of the Meeting shall be entitled to a second or casting vote.

(d)At any General Meeting of the Association voting shall normally be by a show of hands with the proviso that in the event of a secret ballot being requested such a request be granted.

## **11 DISSOLUTION**

**(a)Dissolution by the Committee Members:**

(i) If, for whatever reason, two-thirds of all Voting Members of the Committee shall pass a resolution recommending that the Association shall be dissolved, then a General Meeting shall be called and dissolution shall not take effect unless a simple majority of Members of the Association present at the General Meeting shall subsequently approve such a resolution.

(ii) Upon such a resolution for dissolution being approved by the Members of the Association, the Committee shall remain in office until the Lease has been determined by the Trustees on the instruction of the Committee and all matters financial or otherwise have been properly concluded including preparation of final accounts and the Trustees have been relieved from all/any covenants/obligations under the Lease.

#### **(b) Termination of the Lease by the Crown**

In the event of termination of the Lease by the Crown Estates Commissioners pursuant to Section 4 – Break Right thereof the Committee shall remain in office to wind up the affairs of the Association by ascertaining and ensuring that the Trustees shall receive a full and proper discharge from all their covenants and obligations under the Lease, whereupon final accounts shall be prepared and approved by two-thirds of the Voting members of the Committee recommending that the Association shall be dissolved and approved by a simple majority of the Members of the Association present at a General Meeting, the Association shall be dissolved.

#### **(c) Distribution of Surplus Funds**

As soon as the final audited accounts have been prepared and approved by the Committee, any balance outstanding shall be distributed pro rata to the previous years dues paid, between the Members of the Association who shall still be registered and paid up Members at the date of approval of the Dissolution by Members of the Association at the General meeting, provided that, if any paid up Member cannot be contacted at the last known address, then any surplus funds arising shall after three months be paid to the Royal National Lifeboat Institution or any other charity approved by the Committee whose receipt shall be a proper discharge to the Committee.

# TOPSHAM MOORING OWNERS ASSOCIATION

## TERMS AND CONDITIONS TO REGISTER, PLACE AND MAINTAIN MOORINGS IN THE UPPER PART OF THE EXE ESTUARY UNDER THE JURISDICTION OF THE TOPSHAM MOORING OWNERS ASSOCIATION

### TERMS AND CONDITIONS

1 **Mooring Dues** are payable by 31<sup>st</sup> March each year for the period 1<sup>st</sup> January to 31<sup>st</sup> December in that year. The mooring dues are payable on the registered length of each mooring.

2(a) **Failure to pay the Dues** by 31<sup>st</sup> March will entitle the Association to levy additional administration fees.

2(b) **Failure to pay the Dues** by 31<sup>st</sup> March will entitle the Association to lift such mooring tackle after having given 21 days notice of intention so to do, at the expense of the owner, and the Association will be entitled to levy additional administration fees as well as the cost of the removal of the said mooring. The Committee will reallocate the mooring position.

3 The Association may, at its discretion, terminate any existing licence by giving 21 days notice to the mooring owner, whereupon such mooring owner shall remove their mooring and shall be entitled to a pro rata return of their mooring dues for the unexpired portion of the 12 month licence period.

4 No vessel may occupy a mooring before all mooring dues and additional fees, if any, are paid.

5 Moorings are registered for vessels of a **particular type and of a maximum overall length**. The overall length shall include any bowsprit, bumpkin, rudder, outboard motor, etc. in the normal position when the vessel is moored. Bowsprits are recorded separately – this information is requested on application and data forms.

6 The position of the **Registered Mooring** is recorded and is specified as the position of the junction of the ground chain and the riser. It is the responsibility of the mooring owner to ensure that the mooring is in its correct position and to relocate it, if it moves, at his/her own expense. **Registered Mooring** positions will be shown on a Scale Plan and may be recorded electronically.

7 All **communications** will be made in writing between the **Committee** and the **Registered Mooring Owner**. **Mooring Owners** must advise the **Secretary** of the names and addresses of any tenants of a mooring together with details of the vessel so that they can be contacted in an emergency. **Mooring Owners** shall keep tenants informed of these **Terms and Conditions**.

8 **No moorings** are permitted within certain designated areas. These include the **Navigable Channel**, areas where ‘Salmon Netting’ is carried out and areas retained for Wildlife Conservation, etc. These areas will be shown on the Scale Plan or as an overlay on the electronic plan. The **Committee** is empowered to have any mooring that contravenes this condition removed at the owner’s expense.

9 No mooring shall be moved from its **Registered Position** or changed from ‘swinging’ to ‘fore-and-aft’ or vice-versa without prior written approval of the **Committee**. Written agreement of adjacent mooring owners will be required before any changes are accepted. The **Committee** may require a member of the Committee to be present during any such change in position.

10(a) In order to properly manage the restricted mooring areas, the **Committee** may require ‘swinging’ moorings in certain areas to be changed to ‘fore-and-aft’ moorings. Such a requirement will normally be notified in writing to the owner. Any such alterations will be at the Owner’s expense.

10(b) All craft moored **fore and aft** must have **twin strops** at the stern, one to each quarter. If the single bow strop does not lead over a stem fairlead or bow roller then twin bow strops shall be fitted leading through fairleads on either side of bow. Ensuring, as far as possible, the vessel maintains its correct alignment.

10(c) All craft moored on a **Swinging mooring** by a twin or single bow strop must be of a minimum length, i.e. the total measurement from the water line (that is the top of the riser) vertical to the bowroller and on to the mooring cleat or mooring post, if moored onto the top of a ring buoy then this measurement must be deducted.

11 Mooring tackle shall comply with the minimum **Specification laid down and the owner shall inspect and maintain it at least annually**. The ongoing good condition of the mooring is the responsibility of the registered mooring owner.

12 The registered mooring number shall be painted or vinyl numbers stuck on the mooring buoy. The numbers shall be at least 75mm (3 inches) high. In the case of fore-and-aft moorings this shall apply to both buoys. If this is not done the Committee is empowered to charge an administration fee.

13 A registered mooring shall have a numbered buoy or buoys at all times.

14 If a Mooring Owner wishes to increase the registered length of a mooring or change the type of boat on a mooring, an Application shall be made to the Secretary (using the appropriate form). Written agreement of adjacent mooring owners will be required before any changes are accepted. Such an Application will be liable to an administration fee and must be made at the earliest opportunity in order to give the Committee time for its proper consideration.

15 If a registered mooring is to be abandoned the Registered Owner must notify the Committee in writing. If not, the Registered Owner will remain liable to pay the dues.

16 Unused, unmarked or abandoned moorings will be recovered by the Committee and the mooring space reallocated.

17 If a mooring is sold or transferred the Registered Mooring Owner must inform the Secretary in writing (using the appropriate form) of the name and address of the new owner in order that the new owner can be registered. It is the responsibility of the vendor to inform the new owner of the length and type of vessel for which the mooring is registered. Failure to notify the Committee of such a change will render the Registered Mooring Owner liable for any dues.

18 The Committee is empowered to inspect any mooring and, if it is found to be defective, not to meet the minimum Specifications, to have been moved or to have dragged, the Owner will be notified. The Owner shall arrange for the defects or movement to be rectified within the period Specified in the notice. Failure to do so may lead to the Licence being suspended forthwith and to the possibility of it not being renewed, an administration fee may also apply. The Owner shall pay any costs incurred by the Committee.

19 The licence to maintain and use a mooring is granted expressly on the understanding that its use does not involve the Association in any liability whatsoever in relation to any vessel, property or person(s). The moorings are to be laid and maintained to the **minimum** Specifications laid down in this Handbook, and the Association does not accept any liability for any consequences arising from the use of any mooring.

20 All vessels moored within the area managed by the Topsham Mooring Owners Association are moored entirely at the owners risk and must have **Third Party Insurance** of a minimum of £2,000,000 [£2 million]. Confirmation and details of this Insurance are required at the time of the Annual Licence being renewed.

21 **Letting your mooring** – it is the responsibility of the mooring owner to ensure that all the correct details of the tenant and their craft, including contact telephone numbers and insurance have been notified in writing to the Secretary and agreed by the Committee **before letting**.

22 **Sub Letting** – Sub-letting of moorings by the tenant is **not** permitted and it is the responsibility of the mooring owner to ensure that this does not take place.

23. **Mooring reversion circumstances:** Mooring to revert to the Committee of TMOA under the following circumstances:

Without mooring number for 3 years	Mooring buoy missing for 2 years
Fee unpaid for 1 year	Mooring unoccupied or not offered for use 3 years
New moorings to revert to the Committee when vacated/given up	The committee may allow the transfer of a licence after a 5-year period

# TOPSHAM MOORING OWNERS ASSOCIATION

## Minimum Specifications for Mooring Tackle

All vessels moored within the area administered by the Topsham Mooring Owners Association are moored **entirely at the owner's risk** and must have a valid **Third Party Insurance for a minimum of £2,000,000** (two million pounds).

These **specifications** are the recommended **minimum** required by the Topsham Mooring Owners Association who do not accept any liability for loss or damage suffered by the licensee or any other person. In exposed positions it is recommended that the minimum requirements are exceeded.

### 1 General

All parts of a mooring shall be supplied and maintained by the Registered Mooring Owner in accordance with this Specification. (The bed of the Estuary within the area controlled by Topsham Mooring Owners Association is owned by the Crown Estates and leased to the Association.) An Annual Licence is granted to the Registered Mooring Owner permitting occupation of the Registered Mooring Position for an agreed type of vessel not exceeding the maximum Registered Length.

For all swinging moorings, except those for small craft in shallow water, moorings shall consist of a minimum of two suitably designed blocks or anchors with no upward projections, connected by a length of ground chain with a rising chain to a mooring buoy.

For small craft on drying moorings an application in writing to use a single mooring block will be considered by the Committee.

Vacated fore-and-aft moorings may be connected with a lazy line between the two mooring buoys, which shall not exceed 5.2 metres (15 feet) or 60% of the Registered Length of the mooring, whichever is the greater. It shall have a central buoy/s or fender/s. The minimum diameter of this buoy shall be 150 mm (6 inches). If this line is longer than 5.2 metres (15 feet), at least two intermediate buoys or fenders at equal spacing shall be used. If a dinghy is left on the parent vessel's mooring it shall be attached to both mooring buoys. See Figure 3.

### 2 Mooring Blocks or Anchors

The minimum weight of blocks or anchors is set out in the table – Figure 1.

There shall be at least two mooring blocks or anchors for each mooring except for those for small craft in shallow water. For fore-and-aft moorings this will apply to each end of the mooring.

Mooring blocks should be 225mm (9 inches) maximum thickness with a mooring eye cast into it. The minimum thickness of the mooring eye should be 19mm ( $\frac{3}{4}$  inch). Typical details for concrete mooring blocks are given in diagram - Figure 1.



Mooring anchors shall be single fluke with the fluke plate being as large as practicable. Typical details for mooring anchors are given in Figure 2.

All mooring blocks or anchors shall be dug into the riverbed so that no part of the block or anchor is less than 150 mm (6 inches) below the bed.

### 3 Ground Chain

**Swinging Moorings** - the ground chain shall be laid along the direction of the tidal flow. The centre point of the Ground Chain shall be connected to a Riser. See Figure 5.

The minimum length of the ground chain shall be not less than 4 times the maximum depth of water at the Registered Mooring Position. The size of the ground chain shall not be less than that set out in Table 1 below.

**Fore-and-Aft Moorings** - the ground tackle shall consist of two 18.2 metres (60 feet) ground chains between the mooring blocks or anchors at each end of the mooring the centre points of which should be connected by a linking chain – see Table 2. The ground chains from the point of connection with the linking chain to the mooring blocks or anchors should be at 60 degrees to the tidal flow. See Figure 3.

The length of the linking chain shall not be more than 15.2 metres (50 feet).

**Table 1 Minimum Sizes for Ground Chain, Mooring Blocks and Anchors**

Registered Length of Mooring Metres (Feet)	Minimum Diameter of Ground Chain				Minimum Weight of Blocks or Anchors			
	Drying Moorings		Non Drying Moorings		Blocks		Anchors	
	mm	inches	mm	inches	KG	lbs	KG	lbs
Less than 4.3 (14)	8	5/16	10	3/8	68	150	20	45
Between 4.3 and 5.8 (14 and 19)	10	3/8	12	1/2	90	200	27	60
Between 5.8 and 7.3 (19 and 24)	12	1/2	16	5/8	113	250	36	80
Between 7.3 and 8.8 (24 and 29)	16	5/8	19	3/4	136	300	45	100
Between 8.8 and 10.1 (29 and 33)	19	3/4	22	7/8	159	350	68	150
Between 10.1 and 11.0 (33 and 36)	22	7/8	25	1	180	400	90	200

### 4 Risers – Table 2

A riser chain shall be connected to the centre of the ground chain. The diameter of the bottom 1.8 metres (6 feet) should not be less than that of the ground chain as set out in Table 1 above.

**Swinging Moorings** – Figure 5 and Table 2 - The length of chain for Risers between the water level and the riverbed shall not be more than 1.3 times the maximum depth of

water at its point of connection to the ground chain. This is at the Registered Mooring Position.

**Fore and Aft moorings** – Figure 3 – The length of chain for Risers between the water level and the riverbed shall not be more than **1.25 times** the maximum depth of water at its point of connection to the ground chain. This is at the Registered Mooring Position.

The minimum diameter of riser chain above the bottom 1.8 metres (6 feet) shall be as set out in Table 2.

For swinging moorings, a Swivel shall be included in the riser 1.8 metres (6 feet) above the ground chain. The nominal diameter of the Swivel shall not be less than that of the chain to which it is connected.

The length of the rider or strop above the water shall not be more than the height of the bow fairlead above the water plus the distance from the fairlead to the mooring cleat, bollard or other attachment to the vessel. See Figure 5.

Shackle diameters shall not be less than that of the chain or fitting to which they are attached.

**Table 2 Minimum Sizes of Riser and Link Chains**

Registered Length of Mooring Metres (Feet)	Minimum Diameter of Riser or Link Chain (above 1.8m (6 feet) from bottom)	
	mm	inches
Less than 4.3 (14)	6	1/4
Between 4.3 and 5.8 (14 and 19)	8	5/16
Between 5.8 and 7.3 (19 and 24)	10	3/8
Between 7.3 and 8.8 (24 and 29)	11	7/16
Over 8.8 (29)	16	5/8

## 5 Mooring Buoys

Mooring buoys shall be of a soft material and be large enough to support the weight of the rising chain at maximum water level whilst floating at least half their diameter. The main mooring buoy shall not be less than 300mm (12 inches) in diameter.

Pick-up buoys, if used, shall be of a soft material and not be less than 150mm (6 inches) in diameter. There may be a short length of light rope between the end of the main Riser and the pick-up buoy - maximum length 1.8 metres (6 feet). See Figure 5.

All moorings must be clearly marked with the full **4-digit** TMOA registered number. This includes both mooring buoys for fore and aft and winter mooring buoys.

**Mooring Blocks - Figure 1**

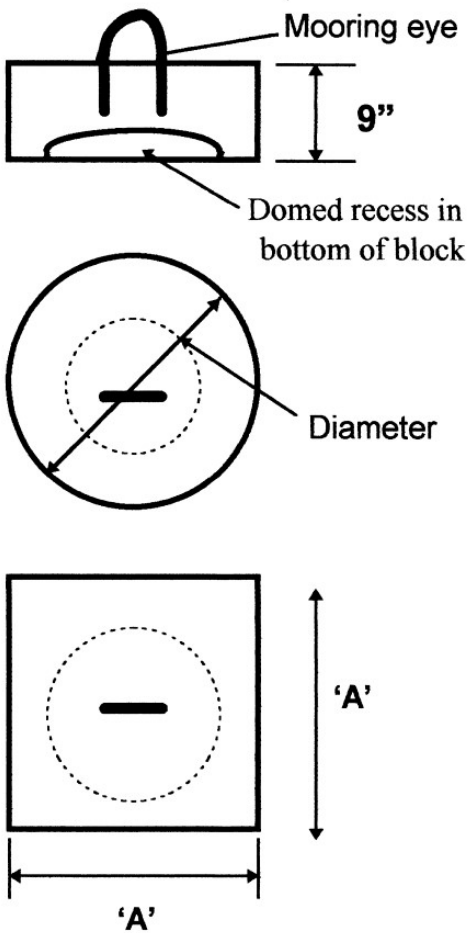
<b>Typical Sizes for Mooring Blocks</b>					
<b>Nominal Weight</b>		<b>Diameter for Circular Block</b>		<b>Size of Square Block ('A' x 'A')</b>	
<b>Kg</b>	<b>lbs</b>	<b>mm</b>	<b>inches</b>	<b>mm</b>	<b>inches</b>
<b>70</b>	150	<b>400</b>	16	<b>355</b>	14
<b>90</b>	200	<b>460</b>	18.5	<b>400</b>	16
<b>115</b>	250	<b>510</b>	21	<b>460</b>	18
<b>135</b>	300	<b>560</b>	22.5	<b>510</b>	20
<b>160</b>	350	<b>610</b>	24	<b>560</b>	21.5
<b>180</b>	400	<b>660</b>	26	<b>610</b>	23

The minimum diameter of the mooring eye should be 19 mm (3/4 inch)

**Mooring Anchors - Figure 2**

<b>Length of anchor (L)</b>	<b>610</b>	<b>750</b>	<b>900</b>	<b>1050</b>	<b>1200</b>	<b>1350</b>	<b>1500</b>	<b>1650</b>	<b>1800</b>
<b>mm</b>	<b>610</b>	<b>750</b>	<b>900</b>	<b>1050</b>	<b>1200</b>	<b>1350</b>	<b>1500</b>	<b>1650</b>	<b>1800</b>
<b>ins</b>	24	30	36	42	48	54	60	66	72
<b>Approx weight of anchor</b>									
<b>Kg</b>	<b>17</b>	<b>22</b>	<b>27</b>	<b>32</b>	<b>40</b>	<b>43</b>	<b>45</b>	<b>48</b>	<b>51</b>
<b>lbs</b>	45	60	80	100	125	150	175	200	240

## Mooring Blocks.

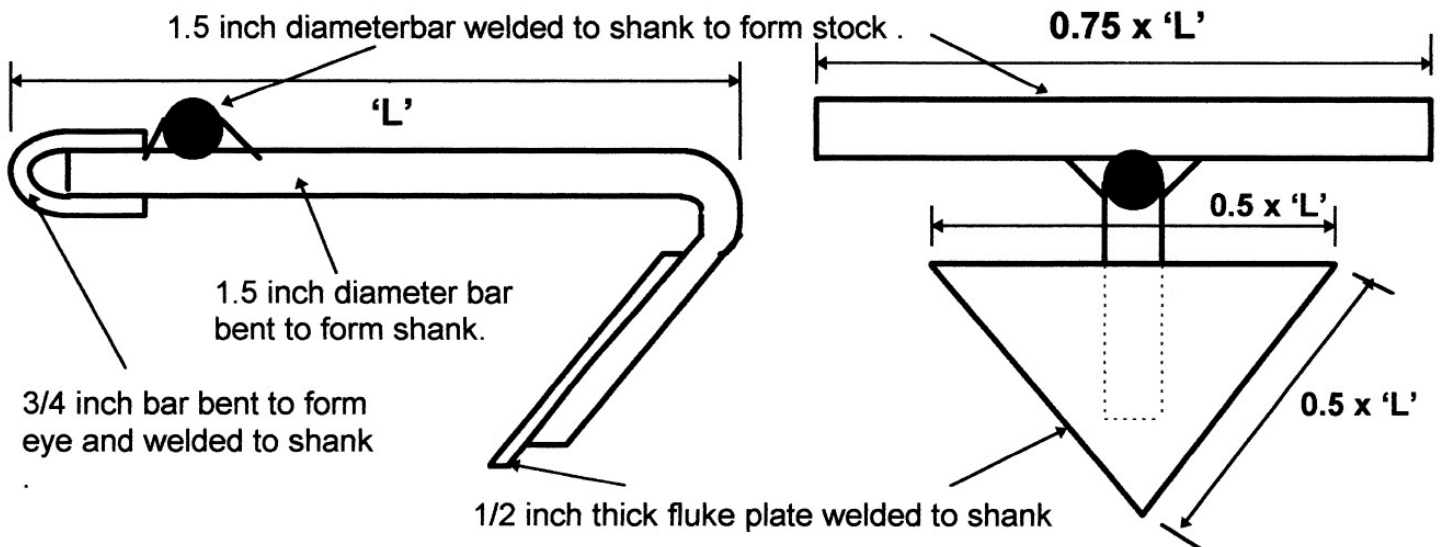


Typical Sizes for Mooring Blocks.		
Nominal Weight. (lbs.)	Diameter for Circular Block. (inches)	Size of Square Block. ('A' x 'A'). (inches)
150	16	14
200	18.5	16
250	21	18
300	22.5	20
350	24	21.5
400	26	23

The minimum diameter of the mooring eye should be 3/4 inch..

**Figure 1.**

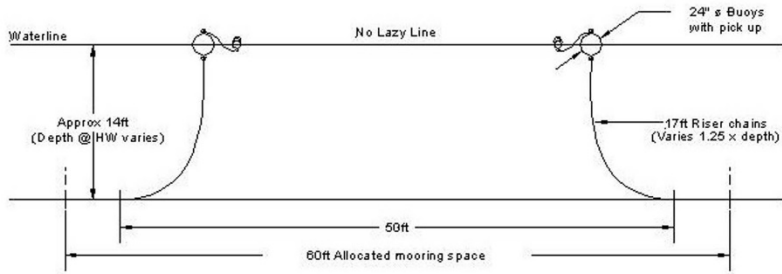
## Mooring Anchors.



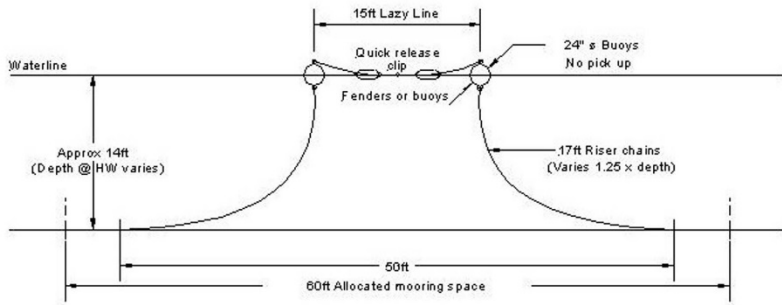
Length of anchor, (L) (ins.)	24	30	36	42	48	54	60	66	72
Aprox weight of anchor. (lbs.)	45	60	80	100	125	150	175	200	240

**Figure 2.**

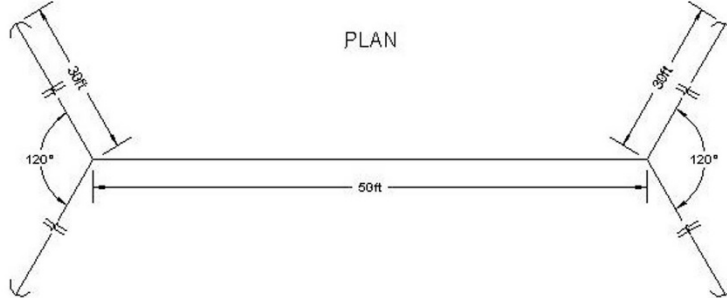
## FORE AND AFT MOORINGS ALTERNATIVE FLOTATION ARRANGEMENTS



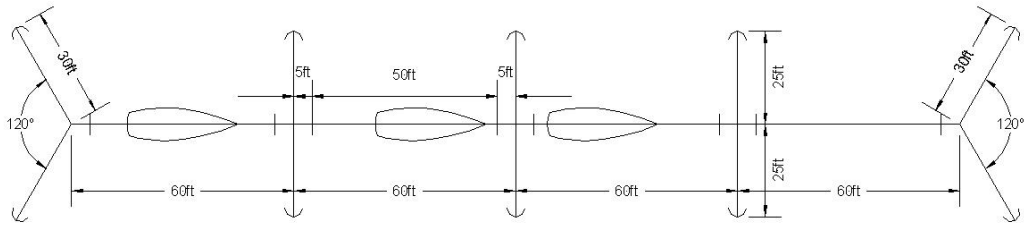
### ELEVATIONS



### PLAN

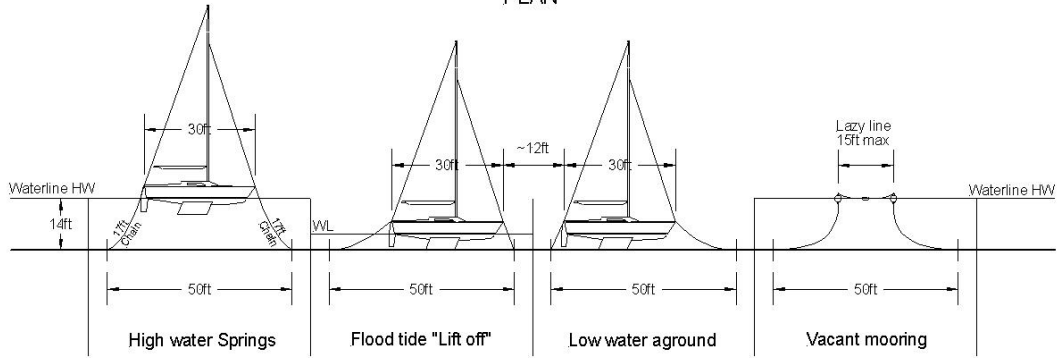


## FORE AND AFT TROT MOORINGS COMMON GROUND CHAIN



Laterals created from good chain 1.5" dia & 4 new 80lb anchors.

**PLAN**



**ELEVATION**

**RANGE OF TIDE EFFECTS**

Note: Depth varies with mooring position. Chain length to WL 1.25 x depth