

## Briefing Note

### Rhyl Yacht Club (RYC) – Quay Wall & Boat Yard

- RYC occupy a site on the west side of Rhyl harbour between the Blue Bridge & the new footbridge. RYC have been on this site for over 40 years
- At some stage (possibly the 1980's) RYC brought in material to raise the ground level & constructed a boat yard & retaining (Quay) wall alongside the harbour. The wall was not built to a specific design standard or height and reclaimed road kerbs were subsequently added to raise the height due to "overtopping" during tidal events. RYC claim that all materials including the reclaimed groynes, road kerbs and backfill were supplied free of charge by Rhyl Town Council to enable the wall to be built
- In 2007 DCC entered into negotiations for the grant of a new lease and requested a survey to confirm the structural integrity of the wall. RYC provided a document headed "Statement of Structural Integrity" based on a crane lifting plan and this was accepted by DCC. The document does not reference the condition of the wall but that the crane should be kept 3 meters from the wall. The document identifies the area for boat storage and the number of boats to be stored. DCC granted the new lease and thus at this juncture accepted the condition of the wall and use of the boat yard for storage.
- RYC currently have a 25 year lease expiring in 2033. RYC are responsible for all repairs and insurance
- Between 2008 and 2012 meetings were held to discuss the future of the harbour and the proposed developments. Initially it was proposed that the wall should be replaced and at one stage it was proposed RYC would share the new Harbour Masters office. Both these proposals were subsequently dismissed on cost grounds.
- From 2012 RYC raised concerns regarding the wall at the Harbour Forum and it was agreed that the Project Manager would inspect the wall. This inspection did not take place as it was not funded by the Rhyl Harbour Scheme.
- 17 April 2014 RYC notified the Council that the boat yard & quay wall appeared to have been damaged by a tidal surge; in the letter RYC state that the club has no responsibility for "civil works of this nature". During this surge 3 boats stored on the quay wall broke loose.
- The Council's insurance would not cover damage to works of this nature. (RYC arrange their own insurance cover)
- The Council has reserved its position as to whether RYC are liable under the full repairing & insuring lease.
- In October 2014 the Council obtained a visual survey & subsequently a ground penetrating radar survey.

- 14 April 2015 Council officers met with RYC officials and explained that there appeared to be a serious problem which may cost more than £1 million.
- 5 May 2015 Council officers met and agreed that the area must be cordoned off pending a further survey
- Letter dated 13 May 2015 to RYC detailing action required to safeguard the area pending a further survey of the site.

**Added June 2015**

A risk assessment and action plan is now in place. The process is being led by Jamie Groves