



## [A Periodic Newsletter from Your Club](#)

Welcome to our 2<sup>nd</sup> Edition of the club newsletter ~ Martin Robinson, Newsletter Editor

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## **New Committee Members**

A warm welcome to two new committee members, Clare Ashmore joins the committee as a Club Ambassador as does James Lugg who is "Our Man in Cannes".

We are delighted that current committee member Matt Barker has accepted the position of Vice Commodore of the Club.

Our thanks to all our Club Committee who regularly attend our London gatherings and continue to support the club.

## **New Members**

If you have colleagues who you think may be interested on joining the club please do pass on this newsletter and put them in touch with us.

## **Eligibility for Club Membership**

The Property Construction Yacht Club is open to anyone from the UK property construction sector wishing to network through social and boating activities. No experience is required and for those wishing to learn, training is part of the membership benefits.

The aim of the Property Construction Yacht Club is to provide a membership based group for individuals from our industry to network socially and for business purposes whilst sharing a passion for all the adventures imaginable on the water.

We welcome industry professionals of any level of experience. We offer classroom and practical training at a reduced cost as well as charters, flotillas, racing, you name it, if it's on the water and brings us together we are on it!

Members are welcome to get as little or as much involved as their desires will take them from just socialising in our exclusive reciprocal members clubs at networking events to delivering ocean racing yachts.

We aim to have an annual training program and an overseas trip as well as club entries to many racing events including Fastnet, Round the Island and the Little Britain Challenge Cup.

We have access to a host of boats at a reduced charter fee and will arrange family and corporate hospitality cruising opportunities as part of our calendar.

By combining monthly social events and sailing in groups our club members have a unique opportunity to grow their networks and advance their aspirations to spend more time on the water sailing, building strong relationships with other industry professionals.

### **Club Contact Details**

**Nick Covell**, Commodore

Email: [nick@pcyacht.club](mailto:nick@pcyacht.club)

Mobile: 07544 878 401

**Martin Robinson** Chairman

Email: [martin@pcyacht.club](mailto:martin@pcyacht.club)

Mobile: 07717 487 953

## Sponsor Spotlight

In each newsletter we will spotlight one of our club sponsors, in this edition we feature CLM Fireproofing and we thank them for their sponsorship.



**Founded 34 years ago, CLM Fireproofing are industry-leading experts in passive fire protection.**

We offer a wide range of passive fire protection services and pride ourselves on the quality of our work which is underpinned by decades of industry experience



### Trusted

We have worked some of the UK's most iconic buildings such as The Shard, Battersea Power Station and The Royal Opera House



### Experienced

We support clients in the residential, commercial, local authority social housing, education, aviation, remedial & health sectors



### Digitally Enabled

CLM are compliant with the golden thread, from BIM in pre-design, to digital record keeping of all site activity

## OUR SERVICES



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Tel. 020 3993 2788

Email. [webenquiries@clmfireproofing.com](mailto:webenquiries@clmfireproofing.com)

Web. [clmfireproofing.com](http://clmfireproofing.com)



## Club Events Review

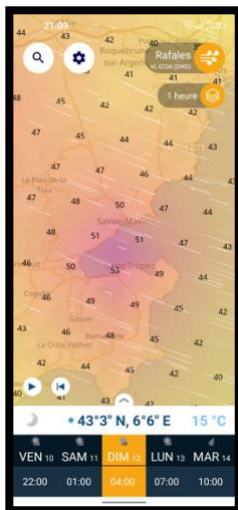
### March 2023 in Cannes

The March 2023 gathering in Cannes offered a great opportunity for members and invited guests to join us for drinks at Harry's Bar in Port Canto, more on that shortly.

The Cannes adventure for club members Powell (002), Philpott (009), Manogue (033), Corley (055), Commodore Covell (000) and Chairman Robinson (100) commenced on Friday 10<sup>th</sup> March with a flight to Marseille. As we approached Marseille airport the sea looked decidedly choppy. An hour drive from the airport to Port Pin Roland near Toulon confirmed that our Saturday morning departure for Cannes was in doubt.

*The Mistral up to 47, It's Windy, danger of drink spillage*

*Our route Port Pin Roland to Cannes*



Weather reports further confirmed that the Mistral was likely to impede our Saturday travel plans. On Friday evening we retired to the port restaurant full of optimism that the wind would blow over!

After a good night out, getting back onboard the yacht in choppy conditions and "Walking the plank" was very entertaining.



The dawn of Saturday confirmed our confinement to port. On Sunday morning it was still choppy but mid morning the opportunity came to make a run for Cannes. Sadly, we lost the opportunity for our planned one night stop in Saint Tropez. It was late morning when we departed Port Pin Roland and just before 18:00 we arrived in Port Canto, for a splendid evening and a great week in Cannes on board the catamaran.



*Safely moored in Port Canto, Cannes*



*Night views from the Catamaran*



**Club Meeting in Harry's Bar Port Canto**



On Tuesday 14<sup>th</sup> March members and invited guests attended our first club overseas get together at Harry's Bar in Port Canto, Cannes. Our thanks to Franz-Arthur MacElhone the owner and his team, we had exclusive use of the bar for the evening where 150 guests joined us for a wonderful celebration. We look forward to inviting members and guests to our event in Cannes in March 2024!





**Left to Right:**

**Nick Covell, Club Commodore,**

**Martin Robinson, Club Chairman and**

**Franz-Arthur MacElhone, Owner Harry's Bar**

Our sincere thanks to our sponsors for the club event at Harry's Bar in Port Canto, Cannes.

Specific Interiors (Mike Philpott)

Frankham Risk Management Services (John Powell)

LovIt (Shane Manogue)

W12 Group (Laura Jeffrey)

Gigabyte Software (Rob Corley)

### Harry's Bar

Harry's Bar was born on November 26, 1911 on Thanksgiving Day, (a sacred sign for an American bar). It is a bar literally dismantled from the 7th avenue of Manhattan (pre-prohibition 9 dry states) and reassembled rue Daunou in Paris. It's much more than a superb mahogany bar already polished by hundreds of elbows across the Atlantic that is installed that day in Paris, it's a whole new kind: the Cocktail. Toad Sloan, the American jockey who has moved this bar from New York, calls on the best-known bartender Harry MacElhone who will resume a few years later to make this

young New York bar, Harry's Bar. At the beginning of the twentieth century the legend was born.

The establishment was later able to be worthy of this scoop by inventing over the years what will become classics in the first rank of which the Bloody Mary; the SideCar the Blue Lagoon or the White Lady to name a few. Franz-Arthur MacElhone the great-grandson of Harry MacElhone, founder of the famous cocktail bar, chose Cannes to perpetuate the unique atmosphere of the illustrious counter.

### **Inaugural Commodores Overseas Trip (plus RTI World Record attempt)**



The last Friday in April was the start of the first of the Spring Bank Holidays and at Gosport, PCYacht club member and boat owner Kevin Mulligan was victualling his Elan 45 Wolverine pondering the options to get the Club Commodores Overseas Trip - well overseas basically. Forecasts had been variable and windows of sailing were changing constantly so the obvious choice was just to get going.

What embarked, as always with sailing, was an adventure of many chapters.

The short version is we had an amazing trip, we set out via Bembridge, night sailing to Aldernay in the Channel Islands, sailing 11 knots on one watch and motoring through sea fog on the next whilst navigating the entrance channels to International Shipping lanes. By noon Saturday we were sailing on a sunny day with the kite up straight into port! 17 hours passage.

A leisurely tour of the towns several pubs, the obvious fish and chips was followed by some wonderful hospitality from Aldernay sailing club (with obligatory burgee swap between club Commodores) then back to Wolverine for a 5am Sunday morning departure.

Following a spectacular sunrise, breakfast and lunch on the heel, we headed for Yarmouth via The Needles arriving on the motor for 6pm, in time for sundowners as had been meticulously planned! 13 hours passage.

Pub grub was excellent and then back to Wolverine for an evening of music, rum, and everything else that one would expect from an enlivened and imbibed group of sailors. From novice to endorsed commercial yacht master all on board carried more than their share and took the most from the experience.

Monday, after a refuel, back to Gosport, moderate to light breezes and everyone on board swapping their traditional sailing positions on the boat for a mornings training with the kite. 6 hours passage.

So Gosport to Gosport - Round the Island, total passage time 36 hours, is it a World Record for the slowest recorded Round the Island time?



Who knows, but we did get overseas!

Thanks for the memories to Kevin Mulligan and Wolverine. Nick (000)





## **“Up and Coming Events”**

18<sup>th</sup> August ~ A chance to sail on the Lloyd’s Yacht Lutine, please see the flyer below, contact [martin@pcyacht.club](mailto:martin@pcyacht.club) if you would like to join us on the event.

**All the following events can be booked at:**

<https://www.pcyacht.club/events>

30<sup>th</sup> August ~ PCYacht Club Social at RORC St. James’s Place, London

7<sup>th</sup> – 9<sup>th</sup> September ~ Little Britain Challenge Cup

7<sup>th</sup> September ~ PCYacht Club Social at RORC, St. James’s Place, London

26<sup>th</sup> September ~ PCYacht Club Social at RORC, St. James’s Place, London

7<sup>th</sup> October ~ RYA Diesel Engine Maintenance Course

8<sup>th</sup> October ~ VHF Radio & Communications Course

19<sup>th</sup> October ~ PCYacht Club Social at RORC, St. James’s Place, London

23<sup>rd</sup> November ~ PCYacht Club Social at RORC, St. James’s Place, London

12<sup>th</sup> December ~ Christmas Lunch at RORC, St. James’s Place, London

12<sup>th</sup> December ~ PCYacht Club Social at RORC, St. James’s Place, London

20<sup>th</sup> January, 2024 ~ Sea Survival Course

21<sup>st</sup> January, 2024 ~ First Aid at Sea Course

24<sup>th</sup> – 25<sup>th</sup> February, 2024 ~ Yacht Electrical and Marine Systems Course

23<sup>rd</sup> March, 2024 ~ RYA Day Skipper Practical Course

23<sup>rd</sup> March, 2024 ~ RYA Competent Crew Practical Course

## The Chairman's Cruise 2023



The Property & Construction Yacht Club is pleased to offer Members the opportunity to join us on the Lloyd's Yacht Club Lutine for a day cruise in the Solent.

We have 10 spaces available on the Yacht on Friday 18<sup>th</sup> August, 2023

### The Day Charter Package

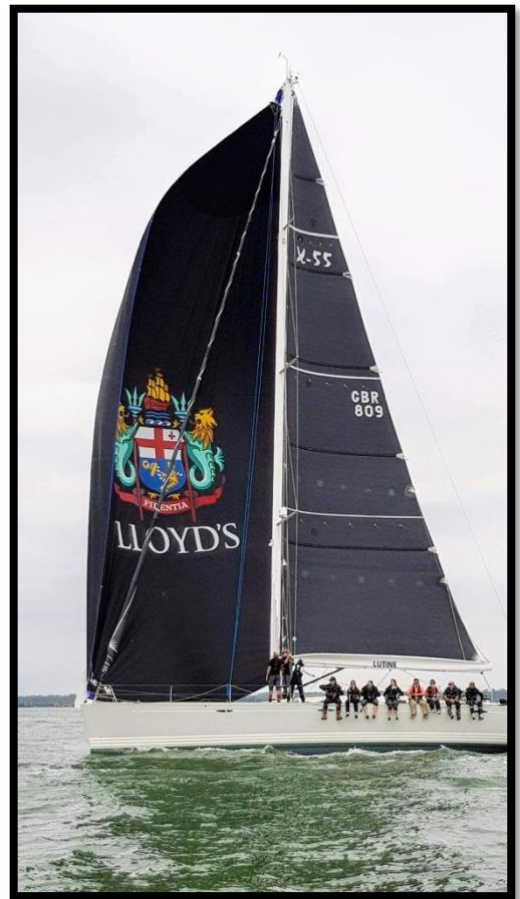
The package includes:

Charter of Lutine including a Lloyd's Skipper and Mate  
Breakfast on board  
Lunch on board  
Drinks on board for the day whole day  
Lunchtime mooring in Cowes  
Landing fee in Portsmouth

**£274.00 per person**

If you would like to join us on the Lutine please email:

[martin@pcyacht.club](mailto:martin@pcyacht.club)



### The Event Schedule

8:00 Board Lutine in the Haslar Marina, Gosport  
08:30 - 09:00 Breakfast & Briefing  
09:00 Set sail from Haslar Marina Cruise in the Solent  
13:00 - 14:30 Lunch on board moored in Cowes with the opportunity to visit Cowes High Street 14:30 Set sail from Cowes & Cruise back to Portsmouth  
17:00 Gun Wharf, Portsmouth drop-off for those staying for the evening  
17:30 Haslar Marina drop-off for those returning home  
For those staying in Portsmouth for the evening / night:  
17:30 Book into the Hotel (Optional chargeable extra) at the Royal Maritime Hotel, Portsmouth 19:00 Drinks in the Hotel Bar (Optional chargeable extra)  
20:00 Group Meal in Portsmouth (Optional chargeable extra)  
On the following day all participants are free to make their own schedule.  
**Note:** All guests will arrange their own travel to and from Gosport and any Gosport / Portsmouth ferry trips

## The Club Cocktail

Member Rob Corley (055) took on the task of crafting a PCYacht Club cocktail on board our catamaran moored in Port Canto, Cannes, with some help from AI!

The club cocktail is called The Kraken Cocktail, a name derived from our castle logo.

### **The Kraken Castle *\*\*Ingredients:\*\****



- 1 1/2 oz dark rum - 1 oz fresh lime juice - 1/2 oz honey

syrup (equal parts honey and hot water)

- 1/2 oz ginger syrup - 2 dashes of Angostura bitters - Club

soda - Lime wedge for garnish

\*

### ***\*\*Instructions:\*\****

1. ***\*\*Prepare your honey syrup:\*\**** In a small saucepan, heat equal parts honey and water over medium heat until they're fully combined. Let it cool. You can store any excess in a clean container in the refrigerator.
2. ***\*\*In a shaker\*\****, add the Kraken rum, lime juice, honey syrup, ginger syrup, and Angostura bitters.
3. ***\*\*Fill the shaker with ice.\*\**** Cover and shake until the outside of the shaker is frosty, which usually takes about 20 seconds.
4. ***\*\*Strain the cocktail into a glass\*\**** – a highball or Collins glass works well.
5. ***\*\*Top off your drink with club soda\*\**** to add a little fizz.
6. ***\*\*Garnish your cocktail\*\**** with a lime wedge.
7. ***Serve immediately and enjoy your refreshing, tangy cocktail!***

**Remember to always consume alcoholic beverages responsibly!**

## Kraken Cocktail Poem

AI also on Rob's command produced a poem, and here is the poem about the Kraken cocktail:

*In the heart of Cannes, beneath the azure skies,  
An AI on a catamaran, an odd sight for the eyes.  
Moored by the MIPIM, a spectacle grand,  
A yacht club from afar, construction meets land.*

*PCYacht they were named, with their plans so bold,  
Blueprints of dreams, in their hands they hold.  
To toast to their projects, they sought a drink,  
A cocktail to savor, to make their hearts sync.*

*Through circuits and data, a recipe began,  
Crafted with precision, as only an AI can.  
Kraken rum, lime, honey nectar so sweet,  
With ginger syrup, a spicy, warm heat.*

*A dash of Angostura, a tinge of delight,  
Club soda to sparkle, like stars in the night.  
A lime wedge garnish, the final detail,  
AI mixed, in the Mediterranean's gale.*

*From the bow of the catamaran, glasses held high,  
Toasting to dreams, under the French Riviera sky.  
The signature drink, their bond reaffirm,  
The taste of the PCYacht club, in every confirmed term.*

*The tale of a cocktail, AI's spirited dance,  
Born in MIPIM, on the waters of Cannes.  
From then to forever, they'll fondly recall,  
The AI, the catamaran, the cocktail for all.*

## **Club Merchandise**

All Club Merchandise can be ordered at:

<http://pcvachtclubshop.deco-apparel.com>

The Rashy, Long Sleeve T, Polo, Hoodie and the Cap are all supplied unique to your membership number. Don't forget to put your membership number on your order form including any leading 0's of your number.

### **BUY CLUB MERCHANDISE**

As your order is individually numbered with you kit numbers there is a minimum order value of £50+VAT. Standard £9.95 for delivery applies for any orders under £150+VAT



**Make sure to include your kit number in the 'Add Instructions' box when checking out!**

## Club Committee

**New Committee Member**

**NICK COVELL**  
Commodore & Events Officer  
[nick@pcyacht.club](mailto:nick@pcyacht.club)  
0754 4878401

**MARTIN ROBINSON**  
Club Secretary & Chairman  
[martin@pcyacht.club](mailto:martin@pcyacht.club)  
07717 487953

**MATT BARKER**  
Vice Commodore & Training Officer

**JOHN POWELL**  
Events Team (Offshore)  
Frankham Risk Management Services

**MIKE PHILPOTT**  
Family / Cruising Officer  
Specific Interiors

**TIM CORK**  
Club Racing Coach (Inshore/Off shore)  
Senior Property Manager

**NICOLA ELAM**  
Public Relations  
The Nic.E Consultancy

**ROY PARISH**  
Club Ambassador  
Pelham Interiors

**JUAN CABRERA**  
Club Ambassador  
Euroyen

**JON BRAY**  
Club Ambassador  
Contract Stone

**New Committee Member**

**CLARE ASHMORE**  
Club Ambassador

**KLARA KOUDELKOVA**  
Club Ambassador  
QED Structures

**RICHARD PIGGOTT**  
Club Ambassador  
OAG

**James Lugg**  
Club Ambassador  
"Our Man in"

## Member Adventures



### ***Offshore racing in the Caribbean, can it get any better?***

#### ***John Powell Member 002***

Well, if you win your Class then I suppose it can, albeit securing second place is not so shabby, indeed for us on Yagiza, a Beneteau First 53, skippered by Philippe Falle, it was an amazing achievement this year.

Roll back to November 2022, when Philippe kindly invited me to join the Yagiza Team to do the RORC Caribbean 600. I have sailed with many of the crew before, but this race was particularly special because Ross Appleby, skipper, and owner of Scarlet Oyster, was going to be onboard with us. Ross has won his class in the RORC C600 8 times, and with Dave Latham on board as well, another talented skipper, we were in for an exciting race.



#### ***A little tussle with Final Final, skippered by Jon Desmond***

The C600 race is one of the best offshore races in the world but can also be one of the most challenging and every crew member must have experience of sailing a boat offshore and be prepared to encounter heavy weather. I arrived in Antigua on 13<sup>th</sup> February, a week before the race. As with most offshore races, there is a need to get the crew together as early as possible to familiarise with the boat, but also to get to know each other, prep the boat and do some on the water training.

Many of us have sailed together on Yagiza before, but Ross and four of his crew from Scarlet, had not, so arriving in advance of the big day was important to them, and also to us. In effect we had two boat crews Team Yagiza and Scarlet Oyster coming together to compete in this race, and it was clear from the outset that with the chemistry between this well-oiled crew, we had the ability to create something special.

The weather in the Caribbean in February can be mixed, from clear blue skies with no wind, to squalls and 30 plus knots of wind, but typically 15-25 true wind speed being the norm, except under Guadeloupe, where the French Island

steals your wind. There are a lot of corners to go around, which means many sail changes and lots of changing gears.

Race day was soon upon us, and the weather was true to form such that at the start we were faced with a squall and 30 knots of wind. Calling the line when you have little to no vis' is interesting to say the least and throw in a few yachts of a similar size to Yagiza and you are in for an interesting start. Step up Philippe and Ross who called it perfectly, and we were soon on our way, a start so perfect that we left the rest of the fleet at least 5 boat length behind us.

The squall soon past and we continued to beat upwind to Barbuda, as the sun broke through and our battle with Pata Negra commenced. After several hours our mark, just west of the island of Barbuda, was upon us and up went the A4 kite as we proceeded west, downwind, towards Redonda. The kite was flying well until we gybed the boat, which resulted in a wrap around the forestay. All was good, we thought, as we recovered the sail, then dropped her when turning right towards Saba, but we failed to notice a small tear in the sail, which would ultimately lose us the race.

Onwards to Saba before turning right towards St Barth, then up went the A4 again for a downwind sail to St Maarten before disaster struck and the kite split into two. Recovery took some time and the gains we had made were soon lost as we were overtaken by Pata Negra, our main rival in this race. We also lost our overall position that saw us move from 1<sup>st</sup> place to 5<sup>th</sup>, so potentially no podium position for us. The frustration was felt by all, and the atmosphere onboard took a nosedive, not least as we knew we would need the A4 again later in the race, and we knew we would have to settle for the A5, which is a smaller sail, unless the wind dropped, which it wasn't forecast to do.



A lot of shouting and too many expletives to count, and everyone felt dejected.

Unfortunately, that is sailing, and it does not always go to plan. So, once the temperature dropped, and I do not mean the weather, and rational thinking returned, we focused on trying to secure a third place. We were only halfway around the racetrack, so we knew we could make some gains, but only time would tell by how much.

There were a lot of sail changes during the second half, including trying out new configurations – it was all about gaining a fraction of a knot, which over a 300-mile distance could make a significant difference in terms of positioning. In addition, weight distribution would affect our speed, so we collectively decided to keep the weight on the rail, including sleeping there when off watch.

**RORC Caribbean 600**

Map showing the race route through the Caribbean islands: Anguilla, Tintamarre, St Maarten, St Barth, Saba, St Eustatius, Barbuda, St Kitts, Nevis, Redonda, Montserrat, Antigua, Guadeloupe, La Désirade, and Les Saintes.

**DATE: Monday 20th February 2023**  
**COURSE: Antigua – Antigua**  
**DISTANCE (nm): 600**

The RORC Caribbean 600 has firmly established itself as a must-do modern classic for boats based on both sides of the Atlantic attracting many of the best racing yachts and crews from all over the world.



It paid off, as in the run down to Guadeloupe, we overtook Pata Negra and made significant gains on her, such that we left her a long way behind. All was good, we thought, until we dropped into a hole to the south of Guadeloupe, when effectively our boat came to a halt. We could see Pata and the other boats making gains on us as we waited patiently for a puff to come in. Eventually it did, but by the time the breeze came in, a number of the boats behind us had made gains, including Pata.

Gradually wind picked up and it was game on again as we beam reached east towards La Desirade, before tuning north back towards Barbuda for the second time. Pata then unfurled their latest weapon, a specially designed, new, and untried headsail. We had nothing in our sail locker to compete with this and two thirds along this leg, Pata passed us. Frustration is an understatement, and coupled with tiredness that was now taking hold, general morale was at an all-time low.

But, as the old saying goes, it is never over until it is over.

We started to make some gains on Pata as we neared Barbuda, and something was clearly not right as eventually we passed them. We turned west again flying our A5 as Pata flew their A4, but we continued to make gains, which we held until the finish.

Over the 600-mile racecourse we went from 1<sup>st</sup> place, to 5<sup>th</sup>, to 4<sup>th</sup> to 3<sup>rd</sup>, to eventually securing 2<sup>nd</sup>, pushing Pata Negra back to 3<sup>rd</sup>, which we achieved in 3 days, 4 hours, and 48 minutes.

Our Class was won by Hound, a Nielsen 59 a heavier and classic boat, skippered by Dan Litchfield, who had a handicap of 1.131, compared to our 1.158, which meant we had to finish way ahead of them on corrected time? We did, but unfortunately by not enough.

The moral of this story is to never give up, keep focused, dare to dream, and squeeze every fraction of a knot, because if you really believe you can win, you will make what seems the impossible happen.



## A Club Ambassador in Action

*Klara Koudelkova takes control of the catamaran off the coast of Cannes*



### Our Sponsors



**That's all for now, please stay in touch and do inform us of any events that you believe could be of interest to club members**

**We look forward to seeing you soon!**

**Club Contact Details**

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