

## **RE-PRICING OF 12 MONTH MOORING PERMITS 2009 MARKET AREA REPORT FOR OXFORDSHIRE**

---

### **Introduction**

This report provides the rationale for mooring price decisions for 2009. For explanation of the method and relevant policy, please see our overview report at [www.britishwaterways.co.uk/mooringprices09](http://www.britishwaterways.co.uk/mooringprices09) .

The government's announcement of the reduction in VAT from 1/12/08 was made whilst work on the review was in progress. To avoid confusion, we continued with our analysis showing VAT rates at 17.5%. Then, once we were ready to enter the new rates into our invoicing system, the necessary reductions were made to take VAT at 15%. Where prices are presented in this report, we indicate which VAT rate applies. VAT is payable at the rate set by the government for the date when the permit is purchased.

Profiles of privately operated sites in the area are appended. We researched and compared their prices with the BW rates to inform our judgements, but because so many operators asked us not to publish their price data, it is not included.

A network map showing all sixteen market areas is downloadable from [www.britishwaterways.co.uk/mooringprices09](http://www.britishwaterways.co.uk/mooringprices09)

### **Local market overview**

This area covers the Oxford Canal south of Napton. Predominantly rural, it is easily accessible from the M40. Moorings are much sought after by would-be residential boaters in the Oxford and Banbury areas.

BW operates the following sites in the area. They are all managed by BW's south east business unit.:

<b>Site Name</b>	<b>Site Capacity</b>
Napton Bottom Lock	6
Fenny Compton	6
Wormleighton	4
Cropredy	14
Cropredy Old Mill	12
Spice Ball Park	14
Banbury Towpath	8
Aynho Long Term	11
Lower Heyford	16
Enslow Wharf	19
Shipton Church	5
Gunpowder Wharf	1
Langford Lane	15
Dukes Lock	18
Agenda 21 Residential	41
Hythe Bridge Residential	18
<b>TOTAL BERTHS</b>	<b>208</b>

### **Supply assessment**

In addition to these BW long term moorings, there are approximately 150 online third party moorings, and 400 offline basin or marina moorings the total market comprises of approximately 760 berths.

2008 saw an increase of 200 moorings within the area due to the opening of Brinklow Marina in February 2007. This has been offset by a decrease of 20 BW berths in the area. In the coming year, we do not expect further expansion, as there are no marinas planned, so supply will remain static. Under our online mooring reduction policy, we still have to close some 6 berths through natural wastage in this market area.

### Demand assessment

Most marina and mooring operators in the area are reported to be full or near to full. The latest Marina to open in Brinklow hosts 200 berths and is reporting only 28 vacancies currently.

The table below summarises the results of tenders to 31/12/2008. More recent results can be found on [www.bwmooringvacancies.co.uk](http://www.bwmooringvacancies.co.uk). (The moderation phase of the pricing review ran from November to January and during this period we took account of latest evidence.)

Most sites are small so it is perhaps not surprising that few vacancies have come to the market. However, this does demonstrate that current customers have been unable to find better value moorings anywhere else.

*(the prices shown in this table include VAT at 17.5%)*

Site Name	Guide £ per metre	Total Vacancies advertised	Total Tenders	Total Tenders > prevailing guide price	Average contracted* £ per metre following tender
Napton Bottom Lock	£99.00	1	6	4	£144.78
Fenny Compton	£71.00	1	2	2	£91.82
Wormleighton	£65.00	3	6	1	£51.96
Cropredy	£82.00	1	2	0	£36.36
Cropredy Old Mill	£81.00	1	3	1	£97.62
Spice Ball Park	£78.00	5	16	3	£64.58
Lower Heyford	£78.00	1	7	4	£105.71
Shipton Church	£77.00	1	9	9	£119.73
Langford Lane	£90.00	1	1	0	£40.07
Dukes Lock	£73.00	2	8	6	£116.32

### Private operator reference sites

We have identified the following privately operated mooring sites as being the most relevant to the BW sites for price comparison purposes:

Brinklow Boat	Napton Marina	Oxfordshire Narrowboats
Willow Wren Hire	Wigrams Turn	Kings Ground Narrowboats
Brinklow Marina Mooring	Fenny Marina	Thrupp Cruising Club
Blue Haven Marina Mooring	Sovereign Wharf	Aynho Dock services

A comparison of key characteristics of the BW and reference sites is shown in the appendix.

## Pricing Conclusions

The table below summarises our site-by-site conclusions across the area. Prices include VAT at 15%.

Site Name	2008 Price	Price from April 2009	Notes on pricing decision
<b>Oxford Canal</b>			
Napton Bottom Lock	£97.06	£105.70	Off-side, sought after secure site close to Napton and Wigrams Marinas. Result of tendered vacancy indicated exceptionally strong demand. Taking into account the difference in facilities and immediate environment this price is consistent with Napton Marina
Fenny Compton	£69.79	£74.38	Very popular rural site where vacancies arise infrequently, suggesting current price not too high. One vacancy tendered this year and the contract price achieved was well above the guide price reinforcing the desirability of the site. Taking into account the difference in facilities and immediate environment this price is consistent with Fenny Marina.
Wormleighton	£63.31	£65.85	Increase reflects BW's cost inflation. Little interest in vacancies tendered.
Cropredy	£79.88	£84.17	Nearest private operator is Sovereign Wharf. Taking into account the difference in facilities and immediate environment this price is consistent with Sovereign Wharf.
Cropredy Old Mill	£79.13	£83.19	Very popular site in the centre of Cropredy Village, nearest private operator is Sovereign Wharf. Taking into account the difference in facilities and immediate environment this price is consistent with Sovereign Wharf. Slightly greater travelling distance to facilities than at Cropredy long term.
Spice Ball Park	£76.25	£76.25	Demand as expressed through several tendered vacancies appears relatively low. No price increase will be applied for 2009 but it will be reviewed again for 2010.
Banbury Towpath	£79.88	£83.07	No vacancies have arisen at this site suggesting that the price is not too high. Price increase reflects BW cost inflation over past 12 months
Aynho	£76.58	£79.64	
Lower Heyford	£76.58	£83.19	Proximity of rail network makes this much sought after mooring area. Oxfordshire Narrowboats within vicinity offering security and wide range of facilities. No vacancies have become available for tender indicating that the existing price is not too high. Taking into account the difference in facilities and immediate environment this price is consistent with Oxfordshire Narrowboats.
Enslow Wharf	£76.58	£83.19	Site remains fully occupied with no turnover in vacancies. Taking into account the difference in facilities and immediate environment this price is consistent with Kingsground Narrowboats.
Shipton Church	£75.85	£83.19	Above inflation increase reflects BW costs and the exceptionally strong demand evidenced by results of vacancy tendered in autumn 08. We will re-assess this price for 2010.
Gunpowder Wharf	£81.80	£85.07	Vacancies not being advertised because of problem with canal bank. Increase reflects BW's costs.

<b>Site Name</b>	<b>2008 Price</b>	<b>Price from April 2009</b>	<b>Notes on pricing decision</b>
Langford Lane	£87.63	£87.63	Recent tender results displayed low interest in site and realised below guide price. Price is being held for 2009 and will be reassessed for 2010.
Dukes Lock	£74.92	£83.19	Taking into account the difference in facilities and immediate environment this price is consistent with Thrupp. Vacancies advertised attracted strong bids. We will review again for 2010.
[R] Agenda 21 Site A	£74.92	£85.15	Price comparison with local providers indicates that an above inflationary increase is justified, reflecting the residential status of these moorings and to ensure consistency with other sites. We will re-assess this price again for 2010.
[R] Hythe Bridge	£122.83	£141.26	Residential site – very popular area. Close to Oxford town centre and public transport links. 15% increase following dialogue with residents regarding the sale of boats on moorings and underpricing historically at this site. There is a new sanitary station on site and electricity and water. This price will be reviewed again for 2010

Murray Geddes  
Business Development Manager  
February 2009

Site name (BW sites shown bold)	Setting	Mooring amenity	Facilities
Napton Bottom Lock	The mooring site is located where the canal crosses Folly Lane, Napton, at Bridge 113, just below the bottom lock (Lock 8). Napton is approximately ½ mile from the A425 which runs from Daventry to Southam. About 1 ½ miles through the village is the turning to Folly Lane, and the entrance to the site is on the right hand side, approximately ¼ mile down the lane.	The nearest amenities are approx ½ mile at Napton on the Hill., There is a country pub and shop immediately opposite the moorings, a well-stocked village shop in Napton, with a Post Office and cash point, and other amenities within easy walking distance	There are excellent facilities just 20 metres from the moorings in the British Waterways' operational yard. These include refuse bins, elsan disposal, drinking water and toilet. They are shared with visiting boaters and the general public. There is also a water point immediately adjacent to the moorings.
Fenny Compton	The mooring site is approximately 300 metres to the west of Bridge 136, Fenny Compton Wharf, where the A423 (Southam to Banbury road) crosses the Oxford Canal. The site can be reached by foot, from Fenny Compton Wharf, using the slip road which runs in front of The Wharf Inn.	Banbury town centre is about 8 miles to the south by road. The village of Fenny Compton is about 1 mile to the west and Wormleighton is 1 1/2 miles to the east. Fenny Compton provides a range of local services including two pubs, shop, post office, church, and chapel and doctors surgery.	Water points are available on the towpath but these are shared with the visitor and service moorings. Refuse disposal is available at the Wharf Inn public house. Fenny Marina (about 400 metres south) offers general boater facilities, including elsan disposal and pump-out (charges apply).
Wormleighton	The mooring site is approximately 300 metres to the east of Bridge 136, Fenny Compton Wharf, where the A423 (Southam to Banbury road) crosses the Oxford Canal. The site can be reached by foot, either from Fenny Compton Wharf or from Bridge 135, Sherne Hill, which is 350 metres from the junction of the A423 on the road to Wormleighton.	Banbury town centre is about 8 miles to the south by road. The villages of Fenny Compton and Wormleighton are each approximately 1 mile from the site. Fenny Compton provides a range of local services including two pubs, shop, post office, church, chapel and doctors surgery.	Water points are available on the towpath at Fenny Compton (approximately 400 metres west). Fenny Marina (about ½ mile west) offers general boater facilities.
Cropredy	The moorings are located 80 metres south of Bridge 153 in the heart of Cropredy village. Cropredy is approximately 1 mile from the main A423 (Southam to Banbury) road and is well signposted. In the village turn off Station Road into The Plantation. Bridge 153 is just 150 metres along this lane, next to The Old Coal Wharf. An access slope opposite the village shop leads down to the towpath	Cropredy is about 4 miles from Banbury by boat or road.	British Waterways' yard is on the offside, just south of the bridge, and provides facilities which are available to all moorers, visiting boats and the general public. These include a winding hole, drinking water, toilet, elsan disposal and rubbish disposal.
Cropredy Old Mill	The moorings are located approximately ½ mile south of Bridge 153 (Wharf Road Bridge) in Cropredy village and 40 metres north of Bridge 154. Cropredy is approximately 1 miles from the main A423 (Southam to Banbury) road and is well signposted. On the south side of the village, there is a private road adjacent to the village school which gives access to the moorings. Bridge 154 is located about 450 metres along this road. Access to the site is also available along the towpath from Bridge 153.	This site is located in the centre of Cropredy village with amenities including shops, post office, pubs, and restaurants. Cropredy is about 4 miles north of Banbury	Although there are no facilities on site, British Waterways' yard on the offside, immediately south of Bridge 153, provides services which are available to all moorers, visiting boaters and the general public. These include a winding hole, drinking water, toilet, elsan disposal and rubbish disposal.
Spiceball Park	The moorings are adjacent to Spice Ball Country Park just to the north of Bridge 163, approximately half a mile north of Banbury Town Centre. The A361 is within half a mile of the site.	Banbury town centre is about 1/4 mile south and provides a wide range of facilities including shops, banks, post office and hospital, as well as train and bus links	Although there are no services on site, there is a BW facilities building with water, elsan disposal, refuse disposal and toilet about half a mile to the south, close to the town centre and just below Lock 29. Sovereign Narrowboats, just over a quarter of a mile away to the south, also has facilities. There is no car parking for this site and moorers must make their own arrangements.
Banbury Towpath	The site is approximately 250 metres south of Bridge 169 (Samuelsons Bridge) which crosses the canal at Tramway Road (opposite the Morrison Supermarket in Swan Close Road). It is adjacent to the Tramway Industrial Estate.	Banbury town centre is about 3/4 mile north and provides a wide range of facilities including shops, banks, post office and hospital, as well as train and bus links	Four drinking water taps are located on the towpath alongside the moorings. There are no mooring rings and pins will be required. Water, elsan disposal, toilet and rubbish disposal are available at the sanitary station just south of Banbury town centre, approximately ½ mile north of the moorings and close to Bridge 165A, Bluebird Bridge.

<b>Site name (BW sites shown bold)</b>	<b>Setting</b>	<b>Mooring amenity</b>	<b>Facilities</b>
Aynho	The mooring site begins just 60 metres south of Bridge 190 where the B4031 (Station Road), between Clifton and Aynho, crosses the canal. There is an access slope next to the bridge onto the towpath Rural location	Aynho village is approximately 1 mile from Bridge 190 by road with Banbury approximately 6 ½ miles by boat and 7 miles by road.	Although not services are directly on site a wide range of facilities are available to boaters at Aynho Dock Services, just north of Bridge 190 and approximately 150 metres from the moorings. These include drinking water, pump-out, diesel, bottled gas and refuse disposal
Lower Heyford	This site is accessed from Heyford Wharf Bridge (Br 206) where the B4030 Station Road crosses the canal at Lower Heyford. The mooring site is approximately 150 metres south of Bridge 206.	The village is approximately 1 mile from the A4260 Banbury to Oxford road and is well signposted. Visitor parking is available at Heyford Railway Station, where a signed path leads across the railway bridge and onto the towpath. Lower Heyford village centre is about ¼ mile from the mooring site, with Banbury about 11 miles away, to the north.	Although there are no services on site, there are good facilities close by. There is a drinking water tap close to Bridge 206 and refuse bins are located on top of the footbridge. Heyford Yard Boatyard Services are located immediately north of the bridge, opposite the railway station. They provide a wide range of boating services, including pump-out, elsan disposal, diesel, coal, chandlery, repairs etc..
Enslow	The moorings are located approximately 50 metres south of Bridges 216A and 216, Enslow Bridge, where the A4095 crosses the canal. Access is from the towpath on the north side of Bridge 216A, where there is a small visitor car park. The Rock of Gibraltar public house is opposite the access, on the offside of the canal.	There are limited local services in Enslow, within 500 metres of the site and in Bletchingdon, about 1 ½ miles to the east. A wider range of services, including supermarkets, shops, post office and medical centre, are available in Kidlington, approximately 3 ½ miles south.	There are no services on site but drinking water is available on the towpath immediately north of Bridge 216A. Elsan disposal, pump-out (chargeable), toilet, rubbish disposal and drinking water are available at the Thrupp Canal Cruising Club moorings, approximately 2 ½ miles south.
Shipton Church	The mooring site is situated adjacent to the Church in Shipton-on-Cherwell and about 75 metres south of Bridge 220 (Shipton Bridge). From the main A4260 Banbury to Oxford road, take the road signposted Shipton-on-Cherwell. The village centre and Church are approximately 500 metres from this junction. The site is accessed by foot only, taking the public footpath through the Churchyard.	The large village of Kidlington is about 2 miles south of the moorings with Oxford City Centre about 8 miles, also to the south. There are excellent local facilities in Kidlington, including shops, supermarket, post office and medical services	There are no services on site. Facilities are available on the offside at Thrupp, about 600 metres to the south. These include drinking water, rubbish bins and elsan disposal. A pump-out is also available, by arrangement with Thrupp Canal Cruising Club.
Gunpowder Wharf	The site is between Bridges 223 (Sparrowgap Bridge) and 224 (Langford Lane Bridge).	There are excellent local facilities in Kidlington, including shops, supermarket, post office and medical service	The facilities listed are at Langford Lane mooring site which is approximately 100 metres away and shared with moorers at this site. Water, elsan & refuse
Langford Lane	The mooring site is located on the south side of Bridge 224, where the canal crosses the A4260 road (Banbury to Oxford) just north of Kidlington. Access from the A4260 is along Langford Lane (Oxford Spire Business Park and Oxford Airport). Turn sharp left about 120 metres from the traffic lights, into the British Waterways' car park, adjacent to the cement works. A path leads to the moorings.	Kidlington village centre is approximately 1 mile from the moorings, whilst Oxford City Centre is about 7 miles away.	<b>Elsan disposal and refuse bins are located in the private car park adjacent to the moorings. Boats on visitor moorings also have access to these facilities. There are 2 drinking water taps on the towpath alongside the site.</b>
Dukes Lock	The mooring site is located at Dukes Lock (Lock 44) and about 75 metres north of Dukes Cut, which connects the Oxford Canal with the River Thames. Access to the site is along the towpath either from Bridge 235, Wolvercote Road Bridge (Godstow Road) about ½ mile to the south, or from Bridge 230, Kings Bridge (A44 Woodstock Road) approximately ½ mile to the north.	Local services are available in Wolvercote, approximately 1 mile from the moorings, including bus links into Oxford City Centre. The City Centre is approximately 3 miles south along the towpath. In Oxford, the railway and bus stations are both within ¼ mile of the canal, close to the Hythe Bridge Arm and Bridge 243, Isis Lock Bridge	There are no mooring rings and pins should be used. Several drinking water taps are available along the towpath, adjacent to the site. Refuse disposal and elsan disposal facilities are located approximately 700 metres south, near to Bridge 234, Perry's Bridge

Site name (BW sites shown bold)	Setting	Mooring amenity	Facilities
Agenda 21	The Oxford Local Agenda 21 moorings are a unique arrangement, which has come out of collaboration between British Waterways and the Oxford Boaters' co-op. This mooring is part of the Agenda 21 Community whose principles form part of the Site Rules. There are 41 residential berths ~ non fixed berths between lift bridge 233 and Frenchay bridge 239. These rurally situated mooring is on the Oxford Canal – and the northern access is approximately three and half miles along the towpath, north of Oxford City Centre – just to the south of Dukes Cut which connects the Oxford Canal to the Thames - Access to the site here is along the towpath – from the north there is access along a farm path (off the A44 - Loop Farm Roundabout) to Drinkwaters Bridge – and from the south (off the A4144) from Wolvercote – across Bridge 235 –	. Local services are available in Wolvercote and Lower Wolvercote, each approximately ½ mile from the moorings, including bus links into Oxford City Centre. The City Centre is approximately 3 miles south along the towpath. In Oxford, the railway and bus stations are both within ¼ mile of the canal, close to the Hythe Bridge Arm and Bridge 243, Isis Lock Bridge.	<b>Mooring rings are available – and water bollards are available at regular intervals along the site - Refuse disposal and elsan are available within approximately 300m (south) of the site –</b>
Hythe Bridge	The mooring is located in the town centre of Oxford at the end of the Oxford Canal. Road access is via A4165 or A4144. Nearest road is Hythe Bridge Street, close to the Worcester Street P&D car park	Large Residential linear towpath site situated in the centre of Oxford. Local amenities include shops, public houses, nightclubs, museum, hospitals, post office, and theatre. Train and bus stations easily accessible.	The facilities available on site include a new sanitary station, water, elsan, electricity/water supplied direct to boats.
<i>Private reference sites</i>			
Willow Wren Hire Cruisers	These moorings are in Rugby, on Consul Road (off Leicester Road) on the Oxford canal. Nearest bridge is 53 and nearest Road bridge is 58 on the A426.	Brownsover is ½ from site where amenities include supermarket, post office, pub/restaurant.	Facilities include water, refuse, car parking, toilets, pump out, storage, diesel, gas and wet dock
Brinklow Marina	Marina can be found on the Cathiron Lane between Brinklow and Harborough Magna and connects to the Oxford Canal by Bridge 39 along the route of the old Fennis Field Arm. It is within easy reach of the M6 via Junctions 1 or 2	The marina is situated approx 1 mile from Harborough Magna and 2 miles from Brinklow. Local amenities include super market, pubs, restaurants, post office.	Facilities include diesel, pump out, elsan, refuse disposal, water and electrics to every pontoon, telephone to selected pontoons, secure car parking, security, CCTV, Landscaped grounds
Blue Haven Marina	The Marina is approximately 2 miles from junction 18 of the M1. Where the A428 crosses the Oxford Canal, behind The Old Royal Oak pub car park.	Local amenities are available in Hilmorton approx ½ away. Pub/restaurant 100 yrs away.	Facilities include water, refuse, car parking, elsan, toilets, electricity, pump out, grocery store, gas, diesel, and boat repair
Napton Marina	This mooring is located at the Napton Junction off the A423. Nearest bridge is 109 (Coventry Road bridge)	Napton on the Hill is approx ¾ mile away from the canal and approx 5 miles from Leamington Spa where amenities including pubs, restaurants, shops, banks, post offices and local transport links available	Facilities at the Marina include water, refuse, elsan, toilet, electricity, pump out, general store, gas, diesel, and wet dock
Wigrams Turn Marina	This Marina is located on the Oxford canal by bridge 109, directly off the A423 (next to Napton Marina).	Napton on the Hill is approx ¾ mile away from the canal and approx 5 miles from Leamington Spa where amenities including pubs, restaurants, shops, banks, post offices and local transport links available	Facilities at the marina include water, refuse, car parking, elsan, toilet, electricity, security gates, pump out, showers, laundry, payphone, chandlery, office and dry dock services.
Fenny Marina	This Marina is located on the Oxford canal approx ¼ south from bridge 136. Road access is via the A423.	Fenny Compton village is approx ½ from the Marina. Amenities include Pub, restaurant, general stores, and post office. A bus route runs from the A423 between Daventry and Banbury.	Facilities provided at the Marina include water, refuse, car parking, elsan, toilet, electricity, security, lighting, pump out, showers, general store, gas, diesel, wet dock, office services, chandlery and dry dock services.
Sovereign Wharf	This Marina is located on the Oxford canal in Banbury. The nearest bridge is Marsh foot bridge 163 and road bridge 163 Hennef Way.	The Marina is in the centre of Banbury which provides a wide range of facilities including shops, banks, post office and hospital, as well as train and bus links	Facilities at this Marina include water, car parking, elsan, electricity, lighting, pump out, gas and diesel.
Oxfordshire Narrowboats	The lay-by is on the Oxford Canal in Lower Heyford. Close to bridge 206 (Heyford Wharf Bridge) on Station Road, off of the A423.	The Moorings are situated in Lower Heyford. Amenities include pub, general stores. Lower Heyford train station is opposite the site.	Facilities available at the marina include pump out, laundry, general stores, storage, diesel, gas, boat repair, chandlery, solid fuels and dry dock services.

<b>Site name (BW sites shown bold)</b>	<b>Setting</b>	<b>Mooring amenity</b>	<b>Facilities</b>
Kings Ground Narrowboats	The site is offside and consists of lay-by and on line moorings. It is situated on the Oxford canal, closes bridge is 216a rail way bridge. The nearest road bridge is the 216 off of the A4095.	There are limited local services in Enslow ¼ mile away and in Bletchingdon, about 1 ½ miles to the east. A wider range of services, including supermarkets, shops, post office and medical centre, are available in Kidlington approx 3 miles from the canal. Train station 2 miles away in Nethercott.	Facilities available include water, elsan, toilets, car parking, electricity, pump out, showers, laundry, general store, diesel, gas, boat repairs, chandlery. The Public house "Rock of Gibraltar" is 200 yards from the Marina.
Thrupp Cruising Club	This site is situated on the Oxford Canal in Thrupp. The site runs between bridge 220 (Shipton bridge) and 223 (Sparrowgap). The A4260 is the main road access. These moorings are on line, offside and towpath.	The site is approx 1 ½ miles from Kidlington. There are excellent local facilities in Kidlington, including shops, supermarket, post office and medical services	Facilities on site include water, some electric, pump out, elsan, refuse, toilets and car parking,
Aynho Dock Services	These moorings are both offside, online and lay-by. The nearest bridge is 190 where the B4031 (Station Road), between Clifton and Aynho, crosses the canal	Aynho village is approximately 1 mile from Bridge 190 by road with Banbury approximately 6 ½ miles by boat and 7 miles by road.	Facilities available include water, gas, diesel, storage, boat repairs, electric, toilets, shop, pump out, elsan, and refuse disposal.