

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

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### **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**

The Monmouthshire & Brecon Canal is the only navigable canal in South Wales. Whilst not connected to the national cruising network, it offers 35 miles of cruising through the picturesque Brecon Beacons National Park, from the terminus of Brecon (in the north) to Pontymoile (in the South). Neighbouring the Blaenavon World Heritage site, the unique character of this canal makes it a particularly an attractive base for boaters from Herefordshire, Gloucestershire, South Wales, Bristol and the South West.

BW offers the following long term moorings on the canal, all managed by our Wales and Border Counties business unit.

Site name	Site capacity (berths)
Govilon Wharf	8
Gilwern Towpath	8
Gilwern Wharf	6
Llangattock Offside	18
Llangattock Basin	9
Total capacity	49

### **Supply assessment**

In addition to these BW long term moorings, there is a total of 265 online and offline basin or marina moorings across the area. Thus the total market comprises a little over 300 mooring berths.

There has been reduction in moorings over the past year because of the major repair to the canal being carried out following the breach in Oct 2007.

We do not expect to see any changes in mooring capacity during 2009.

### **Demand assessment**

Current occupancy, measured by the number of current permit holders divided by site capacity, currently averages 95% across BW sites in this area and we understand that the privately operated mooring sites are similarly close to full. The disruption to the navigation through 2008 means that we did not offer any of our moorings to the market via the tendering system.

### **Private operator reference sites**

The following privately operated moorings provide our reference sites for the review:

Cambrian Marina

Hérons Rest

Roberts Farm

BWML, Goytre

Brief profiles of BW and these privately operated sites are summarised in an appended table

## 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>Monmouthshire &amp; Brecon Canal</b>			
Govilon Wharf	£86.13	£89.57	Comparable sites are at Herons Rest (£120 per m), and Goytre (£100 per m). Due to the disruption caused by the breach in Oct 2007, we are limiting the increase to cost inflation. This site will be reassessed in 2009
Gilwern Towpath	£73.40	£76.34	Closest comparator is Herons Rest at £120 per m. Due to the disruption caused by the breach in Oct 2007 and no results from vacancy tendering being available, the price adjustment simply reflects cost inflation over the past 12 months. This site will be reassessed in 2009
Gilwern Wharf	£88.09	£91.61	History of low vacancies. Closest private site operator is Herons Rest at £120 per m. Due to the disruption caused by the breach in Oct 2007 and no results from vacancy tendering being available, the price adjustment simply reflects cost inflation over the past 12months. This site will be reassessed in 2009
Llangattock Offside	£92.00	£95.68	History of very low customer turnover due to the site's secure nature and its access to facilities. Nearest private marina operators for comparison is Herons Rest marina at £120 per m. Due to the disruption caused by the breach in Oct 2007 and no results from vacancy tendering being available, the price adjustment simply reflects cost inflation over the past 12months. This site will be reassessed in 2009
Llangattock Basin	£92.00	£95.68	As for Llangattock Offside.

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February 2009

## MOORING SITE COMPARISONS FOR SOUTH WALES

Site Name (BW in Bold)	Setting	Mooring amenity	Facilities
<b>Govilon Wharf</b>	Rural setting close to small village	Offside mooring	Village amenities within 10min walk Gated access to moorings Secure car parking at BW offices Limited facilities located at BW offices
<b>Gilwern Wharf</b>	Rural setting close to small village	Offside mooring	Village amenities within 10 min walk Shared access with Private business Secure parking Facilities block within 5 mins walk Pub within 10 min walk
<b>Gilwern Towpath</b>	Rural setting close to small village	Towpath mooring	Village amenities within 10 min walk Pub within 10 min walk
<b>Llangattock Basin</b>	Rural setting within village boundaries	Offside basin Jetties for access	Secure Parking near by Facilities block close by Village amenities within 5 min walk
<b>Llangattock offside</b>	Rural setting	Offside Linear	Secure Parking near by Facilities block close by Village amenities within 5 min walk
<b>Private Site comparison</b>			
Cambrian Marina	Rural Setting within Brecon Beacons National park	Offside marina with offside linear	Facilities block Pump out facility Diesel On site shop Boat repairs Secure parking Slip way
Hérons Rest Marina	Rural Setting within Brecon Beacons National park	Offside marina	Facilities block with showers/washing Pump out facilities Slip way Secure parking Small shop selling local produce
BWML Goytre Wharf	Rural setting on boundary of WHS	Offside marina with offside linear	Private Secure parking Facilities on site Private access to moorings Electricity and water moorings in marina Slip way Café