A LIFE LESS ORDINARY

LEAMINGTON WHARF

EDINBURGH
Living on Water offers a vibrant and exciting way of life that opens up a whole host of opportunities.

At Leamington Wharf in Edinburgh, Living on Water’s residential moorings provide an exceptional city-centre location and a comprehensive range of facilities.

Like all Living on Water moorings, those at Leamington Wharf give access to Scotland’s beautiful and fascinating canal system. They are overseen by Scottish Canals to ensure that they offer safe, friendly and well-maintained places to live.

Living on Water’s Leamington Wharf moorings also offer:

• The opportunity to enjoy real quality of life in a unique location.
• A more sustainable lifestyle that will get you closer to nature.
• The chance to explore new leisure and business ideas.

So why not take a look at the world of Living on Water at Leamington Wharf in Edinburgh and see if it’s for you?
Leamington Wharf is a hidden gem of a place, just a short walk from Princes Street and Edinburgh Castle. It offers a canal-side home at the Heart of Edinburgh.

The Wharf lies just down the towpath from Lochrin Basin, an established water-side area that boasts a vibrant mix of cafés and restaurants. As it is so central, it is the perfect base from which to enjoy everything that the city has to offer. For example, the Usher Hall, one of Edinburgh’s leading concert venues, is less than five minutes away.

For those who work in Edinburgh, Leamington Wharf offers the opportunity to “go green” and walk or cycle to work. It is perfect as the location for a holiday home with exceptional letting potential (e.g. during the Edinburgh Festival). It is also close to Edinburgh’s business district, so would be ideal as a company HQ.
A HISTORIC LOCATION AND LANDSCAPED SURROUNDINGS
Leamington Wharf offers eight exclusive moorings on a quiet stretch of canal next to the picturesque Leamington Lift Bridge. It’s a great place to call home.

The moorings enjoy a historic location and landscaped surroundings. Although they are centrally located, they are tucked away from all the hustle and bustle of the city. The moorings boast a comprehensive range of facilities, including a facilities block with showers. A representative from Scottish Canals is also on site during working hours.

Leamington Wharf is very close to excellent public transport connections and to a wide range of great local amenities, including theatres, cinemas and health clubs. There are a range of local supermarkets and speciality food shops to choose from and all other day-to-day necessities can be found close by.
THE MOORING PLAN

Facilities

- Electricity supply
- Water supply
- Secured storage
- Diesel
- Pump out
- Refuse disposal
- Landscaped area
- Laundry
- Showers
- Toilets
- SC operator on site

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Types of boats suitable for this mooring

Traditional narrow
A COMPREHENSIVE RANGE OF FACILITIES
IT’S AS EASY AS 1,2,3
HOW TO GET ON BOARD

Turning the dream of Living on Water into a reality is as easy as 1, 2, 3.

The process has been made a simple as possible by Scottish Canals and Rettie & Co. who are the Marketing Agents for the Living on Water Initiative.

At every step of the process, Rettie & Co. will be able to provide you with the information and guidance you need to choose where you want to live, lease your mooring and buy or rent your boat. To get started, simply follow the steps below:

Step by Step

1. **CHOOSE A LOCATION**
   First decide where you want to live. As you are reading this brochure, you’re obviously interested in Leamington Wharf in Edinburgh. You can also use the Living on Water website to take a look at other available locations and to arrange site visits.

2. **LEASE A MOORING**
   Once you’ve picked your location, you need to lease your mooring. Moorings are secured using a bidding system that is accessed through the Living on Water website. You can register your interest before bidding starts.

3. **BUY OR RENT A BOAT**
   You’ll need a boat to live in, work on or rent out. Please remember that your boat should be appropriate to your mooring. Use the Living on Water website to contact Rettie & Co. to talk through the options and find out about marine mortgages and finance options.
The Living on Water Initiative is being run by Scottish Canals to bring new vibrancy to Scotland’s canals.

The goal of the initiative is to stimulate the growth of the residential and commercial market by creating high-quality moorings that will form safe, friendly and lively communities.

Its aims include:

• To encourage more people to live, work and play on the water.

• To provide waterside communities with an enhanced ‘sense of place’.

• To stimulate ‘active living’ and drive economic growth.

The initial phase of the initiative is focused on Edinburgh, Glasgow and Inverness. It will then be extended to other parts of Scotland’s canal network.

Living on Water is part of an overall strategy to deliver sustainable development and improvements to Scotland’s canals and towpaths. Over the past decade, significant progress has been made. Living on Water will continue this success story into the future.
BRINGING NEW VIBRANCY TO SCOTLAND’S CANALS
Hints and tips are published on the Scottish Canals Website and are constantly being added to and updated. If you cannot find the information you need below, then please post your question on the Scottish Canals website or email Frances Mimnagh at frances.mimnagh@scottishcanals.co.uk for more information.

**Boat Safety Scheme**
The Boat Safety Scheme was jointly established in 1997 by the Environment Agency and British Waterways to promote safety on the inland waterways with respect to boats, their installations and components. In order to obtain a navigation licence you must meet these Safety Standards - all craft on the Scottish Canals must comply.

For more information click here or copy the following URL into your browser
http://www.boatsafetyscheme.org

To find and examiner for your area please click here or copy the following URL into your browser
http://www.boatsafetyscheme.org/boat-examination/arranging-the-examination/find-an-examiner

**Insurance**
All boats must possess Third Party insurance to the minimum value of £1,000,000. We advise that this includes recovery in the unfortunate event of submersion. All commercial craft must also have suitable Public Liability insurance.

**Skippers Guide**
The Skippers Guide for the Forth & Clyde and Union Canal is available online or in hard copy from the local Scottish Canals offices. It contains a map of the waterways and shows the facilities along the canal, plus lots of general information for the boater. It is the complete reference guide to boating on this unique canal.

To download the Skippers Guide click here or copy the following URL into your browser:
http://www.scottishcanals.co.uk/media/996517/skippers%20guide%20a4.pdf

**Boaters Handbook**
All licence holders are entitled to a free copy of the Boaters Handbook. This can be downloaded from the Waterscape website or a hard copy can be obtained from the local Scottish Canals office. The handbook contains information common to inland waterways generally and should be used in conjunction with the local Skippers Guide (see above). Please keep it on board the boat and encourage all crew members to follow it.

To download the Boaters Handbook click here or copy the following URL into your browser:

**Navigation**
Navigation on the Forth & Clyde and Union Canal is by a series of locks and bridges. These have to be booked in advance by phoning the Boat Movement number: 0845 676 6000. General Navigation rules for Scottish Canals can be found on the Long Term Licence and Mooring Fees and Conditions leaflet.

Click here to download the Long Term Licence and Mooring Fees leaflet or copy the following URL into your browser:
http://www.scottishcanals.co.uk/media/93351/new%20long%20term.pdf

The Boaters Handbook (see above) gives general information on how to navigate and manoeuvre your boat on a canal and waterway environment.
**Book Your Passage**

You must book assisted passages through the locks and swingbridges between Falkirk and Kirkintilloch, and between Maryhill and Bowling. To book your passage, call Scottish Canals on **0845 676 6000**.

Passages through the Falkirk Wheel to the Union Canal are free to Scottish Canals licence holders. Book at least 24 hours in advance by calling the Basin Controller on **01324 676912**.

**Environmental**

The Green Blue Booklet is an innovative environmental programme for everyone who enjoys getting out on the water. To help you think and act in a more environmentally conscious way the Green Blue book is designed as a simple guide packed with advice and tips on various issues, including how to:

- Use fuels and oils
- Cut noise and exhaust fumes
- Appreciate wildlife
- Clean your boat
- Reduce your wash
- Watch your waste
- Use resources sustainably
- Avoid spreading invasive species
- Spot waterways wildlife

To download the Green Blue Booklet [click here](http://www.scottishcanals.co.uk/external-links/the-green-blue) or copy the following URL into your browser: [http://www.scottishcanals.co.uk/external-links/the-green-blue](http://www.scottishcanals.co.uk/external-links/the-green-blue)

To see how environmentally friendly your boat is you can download the Green Blue checklist, [click here](http://www.scottishcanals.co.uk/media/1075617/green%20blue%20boat%20checklist.pdf) or copy the following URL into your browser: [http://www.scottishcanals.co.uk/media/1075617/green%20blue%20boat%20checklist.pdf](http://www.scottishcanals.co.uk/media/1075617/green%20blue%20boat%20checklist.pdf)

**Health & Safety**

Due to their historic character, it has been impossible to make the canals completely safe without ruining what should be conserved. As a result, there are inherent risks for those that use them. For the safety of those who work or live near the canals it is essential that you and your crew are aware of the possible dangers and act in a way which minimises the risk of harm to people and property.

For further information regarding works, accidents and incidents and your responsibilities, [click here](http://www.scottishcanals.co.uk/media/93351/new%20long%20term.pdf) or copy the following URL into your browser: [http://www.scottishcanals.co.uk/media/93351/new%20long%20term.pdf](http://www.scottishcanals.co.uk/media/93351/new%20long%20term.pdf)

**Security Map**

A map of contact details has been produced in case you require emergency services.

[Click here to download](http://www.scottishcanals.co.uk/media/992297/4947_001.pdf) or copy the following URL into your browser: [http://www.scottishcanals.co.uk/media/992297/4947_001.pdf](http://www.scottishcanals.co.uk/media/992297/4947_001.pdf)
FAQs

How does the mooring auction system work?
The first part of the process is to register your interest in your preferred location. This can be done through the Living on Water website, or by calling Rettie & Co. on 0845 220 2727. The Bidding process is accessed through the Living on Water website which will direct you to an eBay auction site where you can make a bid. Full instructions will be on the eBay site. We will also accept postal bids on an official form. This will then be uploaded onto the system by a designated third party. Forms can be requested from Rettie & Co.

Are there any up-front costs?
To guarantee a berth, a one-off reservation fee of £500 will be payable to Scottish Canals when a successful bid is accepted. This payment is non-refundable if the terms and conditions of the mooring and boat condition are not met and the offer is rescinded on these grounds. If all conditions are met the reservation fee will be offset against the first year’s annual lease fees.

What will happen to my rubbish?
Refuse will be uplifted from the designated bin storage area on a fortnightly basis. All refuse must be bagged and sealed and placed in the designated container. At no time must rubbish be left on the boat exterior, pontoon or quayside as this will present a health and safety issue.

Can I park my car near my mooring?
There are no car parking facilities at Leamington Wharf as we are promoting a healthy lifestyle option. Travel is easy as the moorings are close to the city centre. If required there are car parking facilities nearby. For further details visit www.yourparkingspace.co.uk

How do I empty my boat’s toilet?
Pump out facilities are at the nearby Lochrin Basin. Use is by appointment only. Contact and booking details are included in the Mooring Pack that all residential mooring customers receive.

How do I link my boat to the electricity supply?
Electricity comes from a socket on a bollard at your mooring. The supply at the socket is 230Volts AC, 50Hz, AC, with a rating of 16amps. It is your responsibility to ensure that you do not exceed your bollard’s rating. By law the flexible cable between the socket and your boat must be in one continuous length with no sign of damage, without joints or couplings or any other form of extension. The flexible cable must not be longer than 25m in length, should have three internal courses of 2.5 sq mm cross sectional area and must not be wound around the body of the electricity bollard to take up the spare cabling. Scottish Canals recommend flexible armoured Sylflex cable or arctic-grade PVC sheathed cable. The cable should not trail into the water and should not create a tripping hazard at the mooring.
How do I pay for electricity?
At present electricity is monitored by a Mainstalk system and invoices will be issued quarterly.

Will I have a post box and address?
Your berth will be issued a post code and mail may be delivered to your boat. To enable a postal delivery you will have to have a post box affixed to the nearside of your boat or a letter box installed to the side. Please note that, due to health and safety reasons, no Royal Mail operative will come aboard your craft, they will therefore have to have good access to any post or letter box.

You will have to liaise with the local post office as to the delivery of any parcels.

The P.O. contact details are: 40 Frederick Street, Edinburgh, Midlothian, EH2 1EY. Tel: 0845 722 3344.

Will I have a Telephone Line and WiFi?
There are no telephone lines installed at the moorings at Leamington Wharf but WiFi is available in the area.

Is diesel available?
Diesel is available during office opening hours at nearby Lochrin Basin.

Are showers available?
There are showers located in the nearby facilities block in Lochrin Basin which are available to all SC key holders.

Are there washing and drying facilities?
A washing machine and dryer are located in the nearby facilities block. They are token operated. Tokens are available from the office in Lochrin during working hours.

What storage is available?
There are small storage facilities for each craft that will be identified in the lease agreement.

Who will look after the area around the mooring?
The area in the vicinity of the residential moorings is communal ground and will be maintained by Scottish Canals. However it is the responsibility of each resident to keep their area clear of any debris. An annual service charge will be payable for the maintenance of the communal area and storage facilities.
All Living on Water moorings are overseen by Scottish Canals (SC) to ensure that they offer safe, friendly and well-maintained places to live.

To give all residents real peace of mind, SC operates a set of standards for the boats on its moorings. These ensure that all Living on Water moorings remain high-quality sites that are a pleasure to live on.

SC’s standards ensure that all boats on Living on Water moorings complement the local environment and:

• Are safe, of good quality and kept in excellent order.

• Have paint and varnish work that is of a good standard and that is maintained regularly.

• Have external fixtures and fittings that are of a good quality and that are in good decorative order.

• Are in keeping and of similar appearance to the other boats in the locale.

Please note: To ensure that these standards are complied with properly, the final decision as to the acceptability of the vessel will lie with SC. Should any boat fall into disrepair then SC will send notice to the owner to give them a three-month period to return the boat to an acceptable standard. Should the owner not comply with SC’s requests then the licence will not be renewed.
In association with

Scottish Canals

Take the next step.
Contact our marketing agent.
0845 220 2727

livingonwater.co.uk