

BAYVIEW CARAVAN OWNERS' ASSOCIATION
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Newsletter 67 July 2015

Welcome

A big welcome to our July newsletter, especially to new members who have joined the Association over the last few weeks. We continue to maintain over 51% of the owners at SBV as members.

If you see any new neighbours moving on to the site please introduce them to the Association. If they drop us an email at bayviewcaravanownersassociation@yahoo.co.uk we can arrange for one of the committee to get in contact with them to get them joined up.

Subscriptions

If any member has still not paid their subs (£2.00) for 2015 could you please pay as soon as possible using one of the following methods:

- cheque or cash payment to Marjorie Edwards at caravan number 66 (your caravan number on back of the cheque)
- bank transfer to Lloyds Bank. Payable to sort code 30-99-12, account number 01819778, please put your caravan number in the "reference" space
- cheque posted to - PO Box 5534, Swanage, Dorset, BH19 2ZN - please put your caravan number on the back of the cheque

All cheques payable to "Bay View Caravan Owners' Association

This will be the last newsletter/communication members who have not paid their 2015 will receive from the Association as we will be removing them from our database over the summer

Next Association meeting

2015 AGM - Saturday 10th October at 5pm at Emmanuel Baptist Church, Victoria Avenue, Swanage

The meeting dates for 2016 have now been confirmed by the church and are as previously advertised

- 2016 General Meeting – Saturday 19 March – 5pm
- 2016 AGM – Saturday 24 September – 5pm

Rates

When the 2015/16 rate bills were issued by the park, the Association queried the amount, which represented a 6% rise from last year when the government cap was 2%. The Association has been in contact with Purbeck District Council and owners need to note the following information we have received from them:

The last National Evaluation of ratable values was carried out in 2010. Darwin has appealed against this 2010 evaluation for the park and have been successful.

In 2010 the park's ratable value was £160,500 and this has now been reduced to £153,500 – a £7,000 reduction in its ratable value. This means that the rates the park pays have been reduced for every year between 2010 and 2015. The park was informed about this in May 2015 (after they had sent the 2015/16 rate bills out).

The reduction means that all owners are now due a refund of some their rates for each of the years from 2010/11 to 2015/16 – 6 years worth.

For 2015/2016 we know that the original rates bill for the whole park was £79,125.50 (based on the 2010 rating) which has now been reduced to £75,675.50 (based on the revaluation). The original rates bill that was communicated to individual owners of £293.46 in April has been reduced to £280.65. Owners can either pay the new amount, or for those who have paid the incorrect figure they will automatically receive a credit of £12.81 on their account.

HOWEVER this is only for 2015/16, we are still due refunds for the other 5 years.

The Association has emailed Claire Dyer, Head of Finance for Darwin. However she is unable to provide any information about the details of the refund at this time.

According to the Council Darwin was informed about this revaluation at the beginning of May 2015 and so far no official communication has been made to owners.

The Association will continue to follow this up on behalf of owners but we would encourage individual owners to also contact Claire - her telephone number is 01745 858001 or email clare.dyer@darwinresorts.co.uk

Audited Accounts

The Association audited accounts for the 2014-2015 are now available on the Association website. Many thanks to Lisa, our treasurer for all her hard work during the year, and to Mike for carrying out the Audit.

Barriers

The barriers still continue to cause a problem for owners, especially those with mobility problems or disabilities. We can confirm that the park has retrospectively applied for, and has been granted, planning permission for the barriers. However in a communication from PDC confirming this the Principal Planning Officer, Steve Boyt states

“The Park Operators have the responsibility for the detailed design, installation and management of the barriers – I have informally raised similar concerns relating to the use of the barriers as those raised by owners (issues relating to people with disabilities) with the Operator to allow them to respond if they wish. If they do not there is nothing more the Council can do using its planning powers. The Council is not able to use planning legislation to enforce the requirements of equality laws; the land owner has the responsibility for ensuring the Park is freely accessible”.

However we are pleased to report that the park is now considering the installation of an Automatic Number Plate Reader (ANPR) instead of the current keypad system. This would allow registered owners vehicles to raise the barrier automatically as they approach it. There would be no need to key in numbers. We assume that this would also replace the signing in procedure when we arrive at the park. We also understand that some work is being done to illuminate the current keypad more clearly at night and some stonework has been completed to try and make entry easier.

Visitors to the park will notice that the entry barrier has been up for several weeks. We understand that this is due to a fault in the connection between the barrier and reception – hopefully this is one job that will be put on the back burner!

Grass cutting

Complaints continue to be passed to the committee about the lack of grass cutting and edge strimming around the park. However we have today been informed that due to the large amount of grounds work that has to be carried out around the park this year, especially with regard to priority ground stabilization work, the park has taken on another grounds maintenance worker whose sole job will be to keep the grassed areas maintained in good condition. This is very welcomed news resulting from the concerns owners passed to the park management.

Please contact the park office and ask for a job request sheet to be filed if the grass around your van still needs cutting.

We have also received complaints that green waste is not being collected regularly – up to 4 weeks in one reported case. Again please email the park manager – Anne Foulkes – if this is the case in your area.

Knotweed

Contractors have recently been on the park spraying all the Knotweed, which has now died back (although it will probably be back next year!). If you have knotweed that has not been sprayed please contact the reception and ask for a Job Sheet to be made out. It is almost impossible to totally eradicate knotweed but hopefully annual spraying will keep it under control. As knotweed can grow through concrete it is important that you are aware of any in the area of your caravan.

Refuse collection and recycling

Again due to the large amount of priority ground maintenance work taking place around the park, progress on this has not been as fast as the management would have liked. However following my meeting with the park manager work has now started on establishing a recycling area on the main road through the park.

There are still no bins identified for Poppy section and the Association is seeking further information regarding this.

Commission/administration fee on selling a caravan

The committee still receives enquiries regarding commission on caravan sales. See Newsletter 66 where the process is explained in detail.

Please be aware however that the park estimates that 80%/90% of potential buyers who use local estate agents to search for a mobile home have already visited the park and are already on the park database and therefore trigger the 10% sales commission identified in our license. This is useful information to know when identifying your selling price.

Entertainment

The entertainment and catering staff have planned a very varied and high quality programme of entertainment and special themed meals through the year in the Vista Centre and we would encourage all owners to participate in some of these events to ensure that the procurement of such acts/meals remains financially viable for our park. The Vista Centre is a great facility for owners and the park are trying their best to provide something for everyone, including young people during the school holidays. If you would like to receive regular updates on what is on at the Vista Centre then sign up to Swanage Bay View on Facebook or Twitter

If there is something you would like to see included in the entertainment programme/restaurant menu please email Anne Foulkes, Park manager at anne.foulkes@swanagebayview.co.uk

Gym

Joe's Gym has now closed. The committee did send a card to Joe to thank him and his staff for all the work they had done on making the gym such a welcoming place to exercise.

We understand that the park will now be managing the gym. New exercise equipment is being delivered on the 24th July. There will be an "open weekend" to view the new facilities when installation is complete. There will be a swipe card entry system and, as before, use of the gym will be free for owners. There will be small charge made for an induction sessions for the new machines, which will be run by an external instructor. Classes (chargeable) will restart

shortly with many being run by the same instructors as before. Booking for classes will be made at reception. The park is currently developing plans to provide a more integrated "Leisure Suite" bringing together the current health and leisure facilities and introducing new ones.

Christmas social event

Committee members are currently planning an Owners Association Christmas social event during the weekend of December 5th/6th 2015. This is the weekend of the Swanage Christmas Street Market and Fair, which is an excellent opportunity to stock up on festive gifts and food while at the same time supporting local traders. More details will be available later in the year but perhaps you could pop the date in your diary, as we would like to meet up with as many members as possible during the event.

Committee members

Richard Swan – (189) – Chair (Poppy section rep)
Rosemary Burbridge – (311) – Vice Chair (Bluebell section rep)
Marjorie Edwards – (66) – Secretary/Membership (Sunflower section rep)
Lisa Murray – (274) – Treasurer (Sweetpea section rep)
Richard Edwards – (66) – (Sunflower section rep)
Jean Adams – (306) – (Bluebell section rep)
Val Moore – (16) – (Tulip section rep)
Leslie and Linda Burgess – (226A) – (covering Buttercup section rep)
Michael Hardiman – (62) – (Sunflower section rep)
Val and Roy Gill – (244) – (Honeysuckle section rep)
John Hawkins – (52A) – (Buttercup section rep)
Frank Carter – (84) – (Daisy section rep)
Rhoda and Damian Goodwin – (19)-(covering Rose section rep)