

BAYVIEW CARAVAN OWNERS' ASSOCIATION
PO Box 5534, Swanage, BH19 2ZN
email: bayviewcaravanownersassociation@yahoo.co.uk
website: www.bayviewowners.co.uk

Newsletter 64 Spring 2015

Dear Members

General meeting on 28th March 2014

We are looking forward to seeing you all sometime after 1st March and especially on Saturday 28th March, at 5pm for our Owners' Association meeting at Swanage Baptist Church, in Victoria Avenue, where there is plenty of parking. A copy of the Agenda for the meeting and the associated papers are on the website www.bayviewowners.co.uk.

We will also have time to talk and get to know each other, as well as the NACO representatives that will be attending, over refreshments after the meeting. We will also be asking for **volunteers** to join the committee as we value the help of new members.

This meeting will be particularly important as there are some vital items to discuss. These include the installation of entry barriers at the park, insurance of our caravans, electricity bills and other matters that have, according to the many communications we have received, caused some concern for members recently. Your committee and others, have been busy over the closed season, communicating with SBV, Purbeck District Council, Trading Standards and NACO over some of these issues. We hope to have representatives of NACO with us at this meeting to give us advice and encouragement.

Insurance

Questions have been raised by a number of owners with regard to the recent letter from SBV with regard to insurance for our holiday homes.

The licence agreed with SBV, NACO and the Owners' Association in 2013 makes it clear in Part 2 Section 3.(d) that the owners are to insure the holiday home and are to provide up to date details on request to the Park owners.

The review of each owners' insurance by the Park has been carried out under this or a similar clause in the previous licence for many years. No charge for this clerical exercise has ever been made. It is reasonable to assume that the effort of reviewing the insurance details has been covered under the Annual Fees paid by each owner.

To suggest a charge now is not reasonable or necessary. As stated above, this has always been something covered by the Annual Fees, and also many owners are using NACO for their insurance. This is an organisation recognised by SBV and as so many owners use NACO, the policies will be identical and therefore will only need to be checked once. In addition, the imposition of a new charge if owners do not use the park-linked insurance policies, is likely to be deemed unfair under OFT734 paragraph 5.4.

Questions in relation to this would be best referred to Richard Herringshaw at Dorset Trading Standards at the following address: r.d.herringshaw@dorsetcc.gcsx.gov.uk

If you have received a letter and an invoice and do **not** wish to take up the park insurance from 1st March, we suggest you contact the park to let them know and request a credit note for the sum you have been invoiced for. You will also need to send to them, if you have not done already, a copy of your insurance policy document. You can use whatever insurer you chose.

Entry Barriers

According to the correspondence that the Association has received, owners have received many mixed messages about the operation of the new barrier system at the entrance to the park. We also understand that planning permission has not been applied for, or given, for the installation of the barriers – this is being followed up by Purbeck District Council (contact Steve Boyt, at PDC - SteveBoyt@purbeck-dc.gov.uk - if you wish to make any comments about the introduction of the barriers).

We hope to clarify the entry/exit procedures that need to be followed at the meeting on the 28th following discussions with the park. However, if on your first visit to the park you intend to arrive outside office hours (9am to 5pm) then you will need to write to, or email the park, who will then post out an entry code to you.

Landscaping

We understand that some landscaping work has taken place during the closed season around the park. In addition the park reports that they are well on the way to having the sycamores on the Townsend reserve cut down. A project that the Association has been actively involved with for many years.

Recycling

We understand that recycling is about to be introduced at the park. This is another issue that the Association has been pursuing with the park for several years now.

Gym

We understand that Joe's Gym will continue operating at the park for the 2015 season. This is excellent news for those owners who use the gym facilities.

New members

If you have any new neighbours please invite them to join the Owners Association. They are also very welcome to attend the meeting on the 28th March. You can collect joining information from van 311 from Thursday onwards, or they can join at the meeting.

A happy, and we hope peaceful, caravan new year to you all, from your committee