

BAY VIEW CARAVAN OWNERS' ASSOCIATION
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NEWSLETTER No 59, December 2013

Dear Members,

Fees 2014

The annual fees review has just taken place and SBV have proposed an increase in line with the CPI rate of 2.2%. This is in keeping with our licence terms and we have accepted this on your behalf as we represent more than 51% of private owners at SBV.

We have asked for the unnecessary note at the bottom of the invoice to be dropped from future invoices as it is not consistent with the terms in our licence. Our new licence fully covers the process which is to be followed for late payment. We do have what we and NACO believe to be the best terms in the country!

Instalments Background

With all the questions and views which have been expressed with regard to the option of instalments, it may be helpful to summarise the background.

In 2008 Swanage Town Council (STC) agreed with the Swanage Bay View Owners Association a change to our contract so that Swanage Bay View (SBV) holiday home owners could pay the annual fees and rates in two instalments.

A number of owners then started to pay their fees and rates by two instalments, and were not challenged by SBV (then owned by STC) for doing so.

A number of owners have chosen to continue to pay their fees and rates in two instalments to SBV since that time.

Initially Darwin refused to accept that STC had agreed that owners could pay fees and rates by instalments.

Darwin made it clear that the payment of fees and rates by instalments would not be included in the new licence. (Even so, it is still probably the best licence for holiday home owners in the country.)

Now Darwin has accepted that STC agreed a change to our contract that owners could pay fees by instalments, but not rates. Since this last year, owners have been able to pay fees by instalments without any challenge from SBV, and the latest letter from SBV continues to support this.

Some owners have continued to pay their rates too by instalments, as they have since 2008. They were not challenged at first by SBV as ownership passed from STC to Darwin, but have been challenged for the last two years.

We have supplied documentation and submission from owners who were involved with the discussion and agreement with STC. SBV have still only accepted that fees can be paid by instalments.

This is clearly an issue which raises strong feelings for both owners and SBV.

It is a shame that the positive PR move by SBV with regard to accepting that owners can pay fees by instalments has not yet been extended by SBV to the payment of rates too. We are still hopeful that this will change in the future as we know what a positive affect it would have on the park-owner to holiday-owner relationship.

One difference between the time when STC owned the park and it passed to Darwin is that we used to get billed for fees and rates at the same time. Since Darwin took over they have billed later in the year for rates as they have had to wait until this figure is communicated by STC. It has been

suggested by the OA that owners could pay one half of the rates amount based on the figure for the previous year at the same time that the first instalment of fees is due. The balance could then be paid with the second instalment of fees in September. This does seem to be a helpful suggestion which will see the first instalment of rates paid to Darwin earlier than they would otherwise be able to invoice.

As your Association, we cannot, and do not, tell you what you should do with regard to paying rates by instalments, which is a decision that you need to make yourself. We do hope that those who choose to pay rates by instalments with their fees, will be able to continue to do so without further challenge.

AGM Feedback

There were a couple of items which the OA were asked to raise with SBV, and the feedback is shown below.

Park lighting and illumination at the location of the speed bumps is being considered by SBV management during their Winter spend and work. This will be welcomed by owners who have been concerned about the inadequacy of lighting on the park and who have welcomed the new speed ramps but are concerned that they may present a tripping hazard in the dark.

Landslides. Any holiday home owners who are considered to be at risk will be contacted by park management. There is no suggestion that any owner's plots are at risk, but it is comforting to know that SBV have been considering the risks and will make contact with any owners they consider to be at risk.

The Committee wish you all a wonderful New Year, and trust that all will remember to take the necessary precautions with regard to Winter drain-down.

General Meeting

The next GM is 5th April 2014 at 5pm in the new Baptist Church in Victoria Avenue followed with refreshments. We hope you are all able to attend as we have only two meetings a year now.

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Marjorie Edwards	No 66	Secretary/Membership	07717 682 323
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