

BAYVIEW CARAVAN OWNERS' ASSOCIATION  
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Newsletter 72 February 2016

Dear Owner

Could we please ask you to read this newsletter very carefully as it contains **important information** about several issues that the Association is currently working on your behalf.

**Next Association meeting**

2016 GM - Saturday 19<sup>th</sup> March at 5pm to 7pm (to include refreshments) at Emmanuel Baptist Church, Victoria Avenue, Swanage. We hope that as many members as possible will be able to attend this meeting as we have a lot of important business to discuss.

**Future meeting dates**

2016 AGM – Saturday 24 September – 5pm (confirmed)  
2017 General meeting – Saturday – 18 March - 5pm (provisional)

**2016 Subscriptions**

These are not payable until March 2016. We will email you in the next month regarding the payment of subs to cover the three-year period March 2016 until March 2019 (if you have paid already no problem!)

**Capital Expenditure**

Following the letter the Association sent to Lindsey Bamford, on your behalf, regarding our objection to the Capital Expenditure payment (see Newsletter 71) the chair of the Association now has a meeting on the 2<sup>nd</sup> March with Drew Campbell (Operations Manager for Darwin) to discuss our concerns. **It is therefore very important that all members of the Association that object to the Capital Expenditure payment send their letter of objection to both Darwin and a copy to NACO as outlined in the previous mailing to you as soon as possible.** To date, 24 letters of objection have been sent to Darwin and NACO. Details of the information given in our previous mailing to you are repeated below

- 1) *By the 1<sup>st</sup> March 2016 we suggest you pay the first installment (50%) for the invoice you were sent by the park (this includes the site fee element and the Capital Expenditure element)*  
**AND**
- 2) *Send a formal letter/email of objection to Clare Dyer, Head of Finance at Darwin **copied** to Dan Ellacott at NACO*

***It is very important that we all individually send this letter/email to register our objection. A model letter/email that you may wish to use is given below (also attached). All you need to do is to insert your pitch number, address, date, print out and sign the letter. The send a copy to***

Clare Dyer, Head of Finance  
Telacre Beach Holiday park  
Station Road,  
Telacre,  
Flintshire,  
CH8 9RD  
**OR email to:** [clare.dyer@darwinresorts.co.uk](mailto:clare.dyer@darwinresorts.co.uk)

**AND**

Dan Ellacott  
NACO Services Ltd  
Leisureframe House  
37 Clacton Road  
St Osyth,  
Essex  
CO16 8PA  
**OR email to: [info@nacoservices.com](mailto:info@nacoservices.com)**

**Model letter**

**Ref/Pitch number:**

**Home Address:**

**Date:**

**Swanage Bay View Caravan Park  
Pitch Fee Objection Letter**

**Dear Clare;**

**Re: Pitch Fee Review 2016**

***This letter is to formally register that we object the proposed pitch fee increase that we've recently been notified of for the following reasons***

- ***No notice was given to owners of the proposed 2016 Capital Expenditure spend element in the 2015 Site Fee letter and therefore no opportunity for owners to object (as per the NACO/Darwin 2013 licence requires)***
- ***The Capital Expenditure items are also of benefit to external visitors from whom Darwin receive revenue (gym and Vista Centre) and therefore we feel costs should be split between owners and Darwin***
- ***As the Capital Expenditure sums involved are large and subject to depreciation then only the annually depreciated amount should be charged each year (as per the NACO/Darwin 2013 licence)***

***This letter of objection is sent in accordance with the terms of my pitch licence agreement and a copy has been passed to NACO (The National Association of Caravan Owners). Please note that any payment of the Capital Expenditure element of the 2016 site fee, prior to the review, does not indicate that we accept/agree with the fee.***

***We look forward to your written acknowledgement of receipt and any relevant updates regarding the pitch fee review.***

**Kind regards,**

**Sign**

**2015/6 Questionnaire/survey**

A big thank you to everyone that responded to our survey questionnaire. To date, we have had 115 questionnaires returned, representing a response rate of about 70% which is excellent. The responses are now being analysed and a report will be produced in time for our meeting in March

### **Pitch Fees**

Following on from the discussion about the Capital Expenditure payment several owners have contacted the Association regarding their Pitch Fees. This was the first time they had realised that owners on the newer licences are paying more for their pitches than those on the older ones. When the new NACO/Darwin licence was introduced in 2013 we understood that all owners would have the same licence. It now appears there are as many as 5 different licences across the park and depending on which one you are on, the Pitch Fee may vary by over £1,000 per year. However if you bought your van from a previous owner then you should have had the option of taking over their licence (and therefore the Pitch Fee attached to it) at the time of purchase. It is very important that all owners are aware of the terms and conditions in the licence they hold. If, for any reason, you feel you were mis sold when you purchased your caravan we suggest you contact the park in the first instance, or Dorset Trading Standards for further advice.

### **Committee members**

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