



4<sup>th</sup> May 2021

Dear Fellow Owners,

I was planning to be able to write to you with a definitive date for our next owners meeting, where the Committee had hoped to table a formal resolution on how to fund the work required to deal with the issues in the leisure centre and phase 2 building. Unfortunately, after recently receiving the final costing from the contractor, we are to some degree back to the drawing board as the scope of work has increased, and we do not feel that in the current climate a significant enough number of owners would be willing to support a hefty levy.

When the Committee were first made aware in late 2019 that there was a potential structural issue with the main beam in the Leisure Centre, little did we know what was around the corner. Having brought in specialists on the advice of the surveyor and structural engineers, we were hopeful that we would be able to get a comprehensive understanding of the nature of the problems facing us, and the costs to address them by spring 2020. Unfortunately, Coronavirus then hit us all and it has, understandably, caused major delays.

In my last update to members at the end of February I reported that we were progressing well with the stage 2 tender process and were hoping to receive a final costing by 26<sup>th</sup> March. Unfortunately, this was delayed, and the costing was finally received on the 16<sup>th</sup> April.

As previously reported, the issues with the leisure centre were initially flagged up following the instruction of a local building surveyor to investigate the damp issues in some of the apartments in phase 2. Anna Williams of Anna Williams Associates, quickly highlighted that there were potentially more serious structural issues with phase 2 as a result of water ingress and poor ventilation throughout the leisure centre. Attached to this update is a report from the Surveyor which explains in some detail the background to the issues we are facing, and recommendations on the work which needs to be carried out to address the problems for the long term. You will see from this report that the recommendations are far more wide reaching than anything we would have imagined when we set out to get to grips with the damp problems in the phase 2 apartments.

In summary, the recommendations from the professionals who have been brought in to advise the Committee on behalf of the owners are:

- Address the water ingress problems by rebuilding parapet walls and resurfacing the balconies of phase 2.
- Address the ventilation issues in the leisure centre by replacing plant equipment and improving the overall air quality.
- Replace or design out the corroded beam.
- Replace the windows in the leisure centre. This will not only solve the problem of leaks and corrosion but will improve the overall look of the leisure centre.
- Updating of electrics and plumbing to ensure full compliance with current fire and health and safety regulations.

Included in the costing is also the refurbishment of the changing rooms, replacement of the suspended ceilings and replacement of the spa pool.

As you will understand, the scope of the project has grown significantly. The updated costing has come in at £752,457. This is inclusive of VAT and a 15% contingency. In order to fund the entire project, we would need to raise a levy in the region of £1,000 per week owned, and as I have already mentioned, the Committee just don't feel that at this time this would get the support of the majority of owners.

Whilst I believe that there is an overall commitment from owners to invest in the resort to ensure that it is fit for the long term, the Committee believe that a staged approach is the best way forward at this time. We believe that it is essential to address the problems which have caused the structural damage, therefore we are awaiting a revised costing to prioritise the work to the building fabric and solve the damp and water ingress issues with the phase 2 building once and for all. Currently the Committee is exploring how to fund this essential work, some of which will be supported from Sinking Fund. With regards to the leisure centre, we will hold a face to face AGM once restrictions are lifted, so owners have the opportunity to share their views on the way forward.

It is important to remember that the Lakelands is not just a holiday destination, it is an asset in which we all have a vested interest.

I am pleased to say the resort opened to owners as soon as the domestic travel restrictions were lifted. The team worked hard during the lockdowns to make sure the resort was looking better than ever. All boilers in phase 1 apartments have been replaced. Integrated fridge freezers have been fitted in R1, R3, R5 & R7. Under the counter freezers have also been fitted in B9, B10 & R11. The patio areas of B2, B4, B6 & B8 have been replaced with non-slip flagstones and new patio furniture has been purchased. The exterior woodwork in phase 1 & 2 has been sanded and revarnished. We also think we have finally solved the issue of smelly drains in R3! I was lucky enough to visit Ambleside recently and I have to say the resort is looking lovely!

I am pleased to confirm that those owners unable to occupy their week in 2021 due to the national lockdown, have had their maintenance fee accounts credited with £100, the same concession awarded to those owners affected by the various lockdowns in 2020.

I am hopeful that the worst of the pandemic is now behind us, and we will all be able to look forward to spending time at the Lakelands.

Thank-you to everyone for your on-going support during these challenging times.

With Best Wishes,



Laurence Taylor  
Chairman  
The Lakelands Owners Club.