

29th January 2021



Dear fellow Owners,

It has only been a few weeks since my last letter to you, but we are now in yet another lockdown and having to endure all the frustrations that come with it.

2021 has not got off to the best of starts, but your Committee and management team remain positive about the future of our Club. The commencement of the vaccination rollout fills us all with hope that we will once again be enjoying our holidays at The Lakelands in the not-too-distant future. I for one will value my time at The Lakelands and the beauty of the Lake District more than ever.

With new restrictions being introduced on international travel, “staycations” look like they will be with us for the foreseeable future. This can only be a good thing for The Lakelands as the desirability for holidays in the Lake District will no doubt be higher than ever. As owners we all have a vested interest in the success of the Club, and I am confident that the Club will emerge from these dark times ready to take on the next challenge.

For the immediate future both domestic and international restrictions mean we have once again had to close the resort. Lisa and Antonio have been retained on a part time basis to ensure that the resort and apartments remain well maintained.

I can confirm that owners affected by “lockdown 2” in 2020 have received the same credit of £100 against their 2021 fees as members affected by the first lockdown. The Committee will be reviewing the situation with regards to owners who are affected by the current lockdown once there is some clarity on when we will be able to re-open, and what cost savings have been made whilst we have been closed. Please bear with us on this.

The main purpose for writing to you now is to give you an update on the leisure centre. As reported at the AGM the Committee had received a budget estimate which had come in significantly higher than expected. Following further review of the scope of the project and following many discussions on the merits of progressing with a Design & Build approach or going out to tender, the Committee, on advice from the experts, agreed that the best approach was to progress with a 2 stage tender process. This process involves tendering with 2 or more contractors (we engaged with 4) with the aim to get to the stage where we have a preferred contractor, based on rates, preliminary costings and anticipated profit margins. I am pleased to say we have now selected a preferred contractor who will be working closely with us on stage 2 of the tender process to give us a final fixed cost to get the leisure centre up and running again. We anticipate that it will take 4 to 6 weeks to get the finalised costings. Once we have all the details finalised, we shall be putting together a full information pack to include the proposed plan and the final costings. We hope to be in a position to share this information with you in March in order for you be able to make an informed decision on the future of the Leisure Centre at a formal Special General Meeting.

Should members vote to support the cost to repair the leisure centre, we would look to start work in September, so we avoid the peak summer holidays. The project is likely to take 16 weeks to complete. There will obviously be disruption onsite whilst the work progresses, but we are not yet able to give specific details on this.

As an elected Committee our main objective is to make decisions and recommendations in the best interest of the Club and its owners. The structural issues with the leisure centre could not be foreseen, but whether we re-open the leisure centre or not, they must be dealt with. The Committee strongly believes that the leisure centre is a great asset to the Club, and assists with generating rental bookings and new members, thereby having a positive effect on income into the

Club. The leisure centre allows us to better compete with other self-catering accommodation in the area. As the number of unsold weeks increases, in part due to an aging member base, rental income will become more vital in sustaining the long-term viability of our Club.

The Committee fully understands that there are strong views on whether owners should be asked to support the repairs to the leisure centre, but if we are all committed to making The Lakelands an even better place to holiday, we are not only delivering value for money on maintenance fees, but we are also securing the investment of all owners.

As soon as we have more information, I will update you all.

On a final note, I am pleased to confirm that the maintenance fee collection rates for 2021 fees at the end of December were ahead of the same time the previous year. I think this is testament to your ongoing loyalty to the Lakelands, and on behalf of the Committee thank-you for your support.

With Best Wishes,

A handwritten signature in black ink, appearing to read 'L Taylor', written in a cursive style.

Laurence Taylor
Chairman
The Lakelands Owners Club.