



Seeking Your Views...

Please send your views to...

DDA 1995 Views
The Langdale Owners' Club
c/o The Langdale Estate
Great Langdale
Nr Ambleside
Cumbria LA22 9JD

t: 015394 38001

f: 015394 37394

or email to
info@langdale.co.uk

Seeking your views on the revision of the Disability Discrimination Act 1995 and potential implications for Langdale Owners

In October 2004, new provisions were added to the Disability Discrimination Act 1995, covering those providing goods, facilities or services to the public and those selling, letting or managing premises. The Owners' Club Committee considered the implications of these changes in July 2004, in terms of the potential impact on timeshare property. At the time it was considered that, due to the way in which timeshare property is owned by individuals and occupied principally by the owners themselves, the provisions of the Act did not apply.

However, the Club Committee members feel that, where reasonable, we should act within the spirit of the Act. In the case of the Langdale Owners' Club, we feel this means that we should facilitate reasonable access for disabled owners, considering the nature of the Estate and the timeshare properties.

Many of the provisions of the Act are aimed at ensuring effective and appropriate access for the less able to shops, hospitals and public places. In addition, there are specific provisions that ensure access for disabled people accompanied by a registered guide or assistance dog. It is about this provision that we wish to seek your views. While it is clear that the public areas of the Langdale Estate must comply with the requirements of the Act, such as the Hotel, restaurants and bars, it is less clear with regard to the wider Estate. The Langdale Owners' Club Constitution calls for a 'no animals policy' (dog, cat, sheep!) throughout the Langdale Estate, and specifically in the timeshare accommodation.

The Act currently does not extend the provisions to include domestic dwellings, except where they are publicly rented as rental property; these provisions are aimed at landlords.

While we have no current intention to relax the restriction on animals in the accommodation, we would welcome your views... specifically related to the fact that the wider Estate is obliged to provide access for disabled visitors with guide or assistance dogs.

If you wish to discover first-hand the inner workings of the Act and other recommendations, you can access these at www.disability.gov.uk/dda/index.html

It would not be administratively or economically viable for us to enter into correspondence with individual owners on this subject, but please let us have your comments and we will provide feedback in a future issue of Views.

Many thanks for your help.

Ian Hamilton
Langdale Owners' Club Committee

AGM 2005

To book for this year's AGM,
please contact:

Lynette Berry
The Langdale Estate
Great Langdale
Nr Ambleside
Cumbria LA22 9JD
t: 015394 38002

'Remember, remember the 5th of November' (and 6th)... for the AGM Weekend in Waltham Abbey.

This year's AGMs are being held on Sunday 6th November at the Waltham Abbey Marriott Hotel, situated in landscaped gardens on the edge of Epping Forest, close to the M25 and M11 motorways and only 20 minutes from central London by tube. The hotel has a Leisure Club with indoor pool, sauna, steam room and fitness room. Places of interest in the surrounding area include Waltham Abbey, Knebworth House, Audley End, Hatfield House, Cambridge and all the attractions of the capital.

The meeting for shareholders of Langdale Owners PLC will commence at 11.00am. A buffet lunch will be served at 12.45pm, followed by the meeting of the Langdale Owners' Club at 2.00pm.

The price for a 'standard de-luxe' double room is £40.00 per person, per night including breakfast; £70 for single occupancy. We have reserved some rooms for the Friday night as well, for those who would like to arrive early.

Buffet lunch on the Sunday is £18.50 per person and we will be holding the usual dinner party on the Saturday evening - the menu has still to be finalised but the price will probably be in the region of £30 per person.

This year, rather than contacting the hotel directly, would everyone wishing to book accommodation and/or meal(s) please telephone Lynette Berry at Langdale on 015394 38002, who will then collect the total amount, leaving you with only having to settle any extras on departure.

So, please join us for the AGM Weekend - on the 400th anniversary of Guy Fawkes and the Gunpowder Plot. We hope there won't be any 'Treason' and 'Plot', but there is gunpowder - at the nearby Royal Gunpowder Mills, now open to the public!



Waltham Abbey



Election

To the Langdale Owners' Committee

There will be a vacancy on the Owners' Committee as John Roug, indicated that he will not be seeking re-election at the AGM on 6th 2005.

Anyone who is interested in standing must be nominated and seconded in writing. The nominee must also indicate, also in writing, his/her willingness to stand. All nominations must reach Langdale, addressed to David Stanning by 1st July, 2005.

Candidates are asked to provide a brief CV, limited to one side of A4. An outline of the procedure and other details may be obtained from David Stanning at Langdale, Tel: 015394-38020, e-mail: David.Stanning@langdale.co.uk.

Management Fees

From 1st May 2005 to 30th April 2006

As highlighted in last year's edition of Views, the Committee has continued to develop the methodology used to allocate and apportion costs to the different types of accommodation. This process is still ongoing and is likely to be one of those things which will never be completely finished, like painting the Forth Road Bridge!

We continue to collect actual cost data to improve the methodology, and have also, in conjunction with the Management Company and our Auditors, started to review the apportionment of the shared costs on the Estate ... such as Grounds, Reception, etc.

Although the Reserve Fund collection within the overall Management Fee has fallen to £577,000, cost increases in areas such as TV subscriptions, payroll and water charges have meant that the total amount collected in Management Fees remains at about £2 million. Notably, we have seen a 9.6% increase in the business rates, due to the recent revaluation of business properties. Please be assured that we have appealed against the revaluation, but may not see any results for a couple of years.

We have used the review process previously mentioned to fine-tune the Management Fees to include separate fees for different types of unit particularly in Chapel Stile.

	Management Fee	Reserve Fund	VAT @ 17.5%	Total	Previous Year
Brackens	£328.20	£73.56	£30.40	£432.16	£431.73
Ullswater	£371.32	£165.65	£36.54	£573.51	£587.38
Windermere	£326.60	£133.98	£31.85	£492.43	£455.02
Coniston	£297.91	£112.67	£28.74	£439.32	£425.99
Grasmere	£225.14	£81.00	£21.04	£327.18	£351.78
Chapel Stile 1 Bedroom	£209.60	£61.31	£19.49	£290.40	£271.99
Chapel Stile 2 Bed. 1 Bath.	£256.34	£81.11	£23.57	£361.02	£394.30
Chapel Stile 2 Bed. 2 Bath.	£267.99	£101.57	£25.61	£395.17	£394.30
Chapel Stile 3 Bedroom	£312.51	£112.72	£30.29	£455.52	£464.08
Chapel Stile Apartment 5	£253.04	£66.77	£22.67	£342.48	£378.72
Elterwater Hall	£307.07	£156.17	£31.38	£494.62	£499.78
Elterwater Barn	£309.13	£154.04	£31.68	£494.85	£499.78
Elterwater Cottage	£231.76	£78.57	£22.96	£333.29	£339.71
Beckside West	£321.33	£66.05	£29.50	£416.88	£415.71
Beckside East	£392.13	£92.87	£37.57	£522.57	£520.60
Lodge 81	£296.54	£114.42	£28.57	£439.53	£425.99
Lodge 82	£368.42	£168.88	£36.05	£573.35	£587.38

SWAPS

If you are unable to use your lodge or apartment, or would like a change of scene, there are a number of options available through Langdale's exchange schemes.

Langdale - weeks available for internal swapping - as of 16th May 2005.

(CS) = Chapel Stile (EH) = Elterwater Hall

LANGDALE

Week Offered	Week Requested	Week Offered	Week Requested	Week Offered	Week Requested	Week Offered	Week Requested	Week Offered	Week Requested	
1 BED - SLEEPS 4		25	July, 31, 32, 35	40	Mid June to mid Sept.	47	Earlier (2 beds?)	45	Earlier	
2005		25 (CS)	Any size, but later	40	43	48	Earlier School Hols (2 beds?)	3 BEDS - SLEEPS 8		
26 (CS)	Any	27	30, 31, 43	40 (CS)	41-43	49	29-34	1	14	
29 (CS)	Later	27 (CS)	29-33	42	43	50 (Beckside)	19 (CS1)	Any Jan-March 2006	17	School Hols (2 beds?)
29	30-32	27	32-34	42	September	1 BED - SLEEPS 4		37	Easter, Summer	
30 (CS)	31-35	27	27, but 3 bedroom.	42	44	2006		2 BEDS - SLEEPS 6		
31	43,(7,14, 15,21,29-34 in 2006	27	30-34	45	33-35, 43, (6, 21 in 2006)	17	School Hols	2007		
31	23,33, 35	27/28	30-34	47	Earlier	2 BEDS - SLEEPS 6		The Barn	6	
32 (CS)	Up to end of Aug.	28	27	49	Earlier	2	Later	PLEASE NOTE:		
36	Earlier	29 (EH)	32-35	49	Earlier	6	April-June, Sept-Oct (either 2005, or 2006)	• Administration charges: internal £25, Craigendarroch £50.		
37 (CS)	Any	29	September	49	June	7	Any except March	• Unfortunately, the exchange with Madeira seems to have come to an end.		
38	28	29	27	49/50	Earlier School Hols.	15 (EH)	13	Please contact:		
42 (CS)	Summer	29	28	50	School Hols.	17	29-34	Sheila Crouch,		
42	43	29	28	3 BEDS - SLEEPS 8		23	Sept School Hols	Tel/Fax 01661-823-548		
43	Same week but larger	29	August, but 3 bedrooms	24	33, 34 (2 beds?)	25	School Hols			
44	42	32	30, 34, 35	26	29-35 (2 beds?)	37	School Hols			
50 (CS)	Earlier	33	43	28	29-35 (2 beds?)	44	School Hols			
2 BEDS - SLEEPS 6		37	33, 34, 43	41	July, Sept, Oct, (2 beds?)					
23	29-33	37	46 (not Friday change)							
23	25	39	29-34							
24	August onwards	40	43							

CRAIGENDARROCH, Scotland - 13 miles from Balmoral

Week Offered/ Sleeps	Week Requested@ Langdale	Week Offered/ Sleeps	Week Requested@ Langdale	Week Offered/ Sleeps	Week Requested@ Langdale	Week Offered/ Sleeps	Week Requested@ Langdale	Week Offered/ Sleeps	Week Requested@ Langdale
2005		35 1 bed (4)	35	39 2 beds (6)	School Hols	46/47 3 beds (8)	Any 52	40 2 beds (6)	Earlier
23 2 beds (6)	24	35 2 beds (6)	June	40 1 bed (4)	39-44, Any	Xmas 1 bed (4)	52		
24 2 beds (6)	July to mid Sept	35 2 beds (6)	34, 35	43 1 bed (4)	26, 27	2006			
29 2 beds (6)	27, 29	36 2 beds (6)	June	43 2 beds (6)	41, 42	3 1 bed (4)	Later		
30 1 bed (4)	30, 31 in 2005, 31-34 in 2006	37 2 beds (6)	Any	46 2 beds (6)	Up to end of Aug	24 2 beds (6)	24-37		
		38 2 beds (6)	38						
		38 2 beds (6)	35-38						

Stop Press!

This is to inform you that David Banks is no longer at Langdale. Parting with senior staff is always a difficult time, and this instance is no exception.

Since 1999, David was one of two members appointed by the Company to the Owners' Committee and I should like to take this opportunity on behalf of the Committee to thank him for the work he has done on the owners' behalf.

We wish David every success in the future.

A handwritten signature in black ink, appearing to read "Fred Brown", with a horizontal line extending from the end of the signature.

Chairman, Langdale Owners' Club Committee

The Lodges on Loch Ness



Quality

It has been recently said by a leading Industry consultant that the standards achieved in terms of construction, design and fittings, rate as some of the finest in the UK.

Shortbreak

Due to a high demand for shorter stays, we are now offering 3-night weekend or 4-night mid-week breaks for rental at very attractive prices.

Join Our Club

The new Loch Ness Club provides an email subscribers' service to let you know about the best possible prices for renting – www.lodgesonlochness.com

3 Ways to Buy

Interest-free credit now available. See overleaf for further information.

Timeshare Purchase Price Guide

Timeshare Week	Purchase Prices	
	List (£)	Special Offer (£)
1	19,995	13,997
2	8,495	5,947
3	8,495	5,947
4	8,495	5,947
5	8,495	5,947
6	10,950	7,665
7	10,950	7,665
8	10,950	7,665
9	10,450	7,315
10	10,450	7,315
11	10,450	7,315
12	10,995	7,697
13	10,995	7,697
14	10,995	7,697
15	11,995	8,397
16	11,995	8,397
17	11,995	8,397
18	11,995	8,397
19	11,995	8,397
20	11,995	8,397
21	11,995	8,397
22	11,995	8,397
23	15,750	11,025
24	15,750	11,025
25	15,750	11,025
26	15,750	11,025
27	17,995	12,597
28	17,995	12,597
29	17,995	12,597
30	17,995	12,597
31	21,995	15,397
32	21,995	15,397
33	21,995	15,397
34	21,995	15,397
35	21,995	15,397
36	15,750	11,025
37	15,750	11,025
38	15,750	11,025
39	15,750	11,025
40	11,995	8,397
41	11,995	8,397
42	11,995	8,397
43	11,995	8,397
44	10,450	7,315
45	10,450	7,315
46	10,450	7,315
47	9,750	6,825
48	9,750	6,825
49	9,750	6,825
50	9,750	6,825
51	-	-
52	21,950	15,365

Purchase prices are subject to change without prior notice.

6 Reasons to Buy

Location

Timeshare offers you a chance to share in the ownership of a property in one of the most desirable locations worldwide.

Outstanding Quality

Timeshare properties offer some of the highest standards in accommodation throughout the leisure industry, and Lodges on Loch Ness rate amongst the best.

Dedicated Staff

Time-ownership ensures the warmest of welcomes from the Munro family and staff, who will become friends as they get to know you and your family as the years go by.

Global Reputation

Langdale Leisure Ltd is one of the most respected and trusted names in the world of timeshare...it is in 50-50% partnership with site managers Dave & Kate Munro.

Ensure Your Holidays

Own only the weeks you require in a holiday home, with all the benefits of sharing the costs and without the worry of maintaining a second home ... the best of both worlds.

Special Offers

Right now we have a range of amazing offers to suit different individuals' needs ... these will not last long and are only available on a first-come, first-served basis.

3 Ways to Pay

Buy Now ... Pay Now ... Pay Less!

Receive a full 30% discount off the current list price

Buy Now ... Pay Later!

Two new instalment payment plans now available:

Interest-Free

Pay over one year in 12 monthly instalments, with 20% Deposit and 0% APR

Longer Term Payment Plan

Pay over two to five years in monthly instalments, with 20% Deposit and a typical APR of 8.8%

For written details, please write to the address below, or contact us by e-mail sales@langdale.co.uk or telephone 015394 38016.

Management Fee including VAT for 2005 - £397.42