



**The Langdale Owners' Club**  
**Financial Statements**  
for the year ended  
30th April 2019

## Agenda and Notice of Annual General Meeting

NOTICE IS HEREBY GIVEN that the 37<sup>th</sup> ANNUAL GENERAL MEETING of the Langdale Owners' Club will be held on Saturday 30<sup>th</sup> November 2019 at **2pm** at Friends House, 173 Euston Road, London, NW1 2BJ.

### Agenda

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- A. Introduction**
- B. To consider and if thought fit, to pass the following ordinary Resolution: -**
  - 1.) To approve the minutes of the last Annual General Meeting.
- C. Matters arising from the minutes of the last Annual General Meeting held on 2<sup>nd</sup> December 2018.**
- D. Report of the Committee**
- E. To consider and if thought fit, to pass the following ordinary Resolutions: -**
  - 2.) To receive, approve and adopt the Financial Statements for the year ended 30<sup>th</sup> April 2019 together with the Report of the Committee and Auditors.
  - 3.) To re-appoint Scott & Wilkinson LLP as Auditors of the Club and to authorise the Committee to fix their remuneration.
- F. To consider and if thought fit, to pass the following ordinary Resolution: -**
  - 4.) To re-elect Jill Walker as a member of the Committee of the Club who has offered herself for re-election in accordance with the Owners' Club Constitution and has agreed to stand.
- G. To transact such other business as may be properly transacted at an Annual General Meeting.**

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On behalf of the Committee



W I R Hamilton  
Chairman  
**10th September 2019**

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### Notes

1. Each member shall be entitled to one vote for each Holiday Certificate held subject to a maximum of twenty-five Holiday Certificates. Where a Holiday Certificate is owned jointly the vote of the first named joint owner of the Holiday Certificate only shall be counted.
2. Members are entitled to appoint a proxy to vote, on a poll, in their stead. A proxy need not be a member of the Club. The instrument appointing the proxy must be signed by the appointor, or his or her attorney duly authorised in writing, or if the appointor is a company, it must be sealed or signed by a duly authorised officer or attorney. The instrument appointing the proxy shall be deposited at the office of the Club not less than 48 hours before the time appointed for holding the meeting and in default the instrument of proxy shall not be treated as valid. A proxy shall be valid for this Annual General Meeting or any adjournment thereof.
3. Address of Club:      FAO Anne Durnall  
                                  Langdale Owners' Club  
                                  The Langdale Estate  
                                  Great Langdale  
                                  Nr Ambleside  
                                  Cumbria  
                                  LA22 9JD

The Langdale Owners' Club

## Committee Report

The Committee presents its formal report and the audited accounts for the year ended 30th April 2019.

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**Elected Members:** W I R Hamilton  
J Walker  
C J E Bird

In accordance with the Constitution, Langdale Owners PLC nominated the following Committee members as at 30th April 2019:

N Lancaster  
I Murray

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### **Statement of Committee Members' Responsibilities**

*The Committee is responsible for the management of the business and affairs of the Club and is required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Club and of the results for that period. In preparing those financial statements, the Committee is expected to:*

- *select suitable accounting policies and then apply them consistently;*
- *make judgements and estimates that are reasonable and prudent;*
- *prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Club will continue in business.*

*The Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Club. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Club and to prevent and detect fraud and other irregularities.*

*In so far as the committee members are aware:*

- *there is no relevant audit information of which the Club's auditors are unaware; and*
- *the committee members have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.*

*W I R Hamilton is a Director of Langdale Owners PLC. The Management Company is a division of Langdale Leisure Ltd which is a wholly owned subsidiary of Langdale Owners PLC.*

*N Lancaster is a Director of Langdale Leisure Ltd and Langdale Owners PLC and I Murray is a Senior Manager of Langdale Leisure Ltd.*

### **Auditors**

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**Messrs Scott & Wilkinson act as auditors**

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## **INTRODUCTION**

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The year on which we are reporting to you has been significant for the Club with the approval of the revised Club Constitution at the AGM on the 2nd December 2018. The revision has taken almost 3 years to complete and the Committee thanks all those who helped along the way, reviewing documents, asking questions and seeking clarification on the proposed revisions.

The time was right for a revision and we took the opportunity to update the terminology and language, with the removal of unnecessary historical references and clauses. Our Club Constitution has always been a valuable guide to the Committee and it has served us well for more than 35 years. We hope the revised Constitution will serve us well in the coming years.

The weather continued to surprise locally and nationally, with the UK experiencing the highest April temperature since 1949. The summer was one of the hottest summers on record. The winter was warmer than average, with storm Ali in mid-September bringing high winds and rain to the Lake District.

All this warm and on occasion hot weather helped to make some of this year's national events magical, in particular the wedding of Prince Harry and Meghan Markle held at St George's Chapel, Windsor. The happy event being seen by a global audience estimated to be 1.9 billion. The beautiful weather on the day will have done much to encourage visitors to the UK.

The focus of our activities this year has been service delivery and general maintenance of the estate. The full refurbishment of Chapel Stile was completed in March 2019. Resurfacing of the estate roadways has continued, along with the provision of new signage, and the reshaping of a number of parking areas.

We have continued our sponsorship of the Aspiring Leaders Programme (ALP) a programme delivered by Brathay Trust and University of Cumbria. The programme helps talented young people develop leadership skills that can be deployed within local communities.

We also thank you for your support for the Man at the Top programme which continues to maintain and enhance the local environment.

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## **FINANCE**

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The total income from Management Fees, net of VAT, was £3,123,348, an increase of 2.6% over the previous year. Of this, £737,193 was managed by the Committee, together with the Reserve Fund, and this is the subject of the formal accounts presented with this report.

The Management Company spent £2,182,918 on Property Management Costs, which include services to owners and timeshare units, an increase of 4.8%. The Management Company fee was £203,237 in accordance with the current agreement.

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### **Club Funds**

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The Club Fund income totalled £739,036 and the Reserve Fund balance of £111,618, brought forward at 1st May 2018, meant that funds of £850,654 were available for the year.

A total of £728,935 was spent on refurbishment, replacement and maintenance. Club operating costs and other charges brought total expenditure to £779,649, leaving a balance to be carried forward at the year-end of £71,002.

Club Fund income collected through management fees was slightly lower this year compared to the previous year, due to the Committee's decision to moderate the increase in overall management fees.

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### **Management Company Budget**

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The accounts for the Management Company are recorded in the accounts for Langdale Leisure Limited, but a breakdown of expenditure and income is given for information in Appendix 1 to this report. In addition Appendix 2 shows the average management fee with historic comparison.

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### **Management Fees**

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The total Management Fees incurred excluding VAT increased by 2.6%, which compares to an increase in the Consumer Price Index of 3.0% (for the year to September 2017).

The Committee have agreed with the Management Company to continue the current Management Company Fee agreement, under the same terms, until 2020.

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## **REFURBISHMENT AND MAINTENANCE**

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The major project carried out this year was the refurbishment of the remaining eight apartments at Chapel Stile, drawing on feedback from the two apartments completed in 2017. From beginning to end the works phase of the project took five weeks, considerably longer than the normal maintenance period of two weeks, and we are very grateful to the owners who agreed to exchange their weeks to enable the work to be done. Thanks also to Dan Visser and his team who assisted in finding alternative accommodation for these owners.

The project, managed by our Director of Property & Estates, Ian Murray, was completed on time and on budget. Tim Brereton and his team led the onsite work and received excellent support from our outside contractors, most of whom were local. Finally Ruth Hodgkinson and her housekeeping team worked hard to clean the completed apartments and ensure that they were brought back on line in sparkling condition. Your Committee would like to thank all of them for their efforts and congratulate them on their achievement.

Whilst the Chapel Stile apartments are different in style to the lodges on the main estate, key aspects of the refurbishment – for example the new style pull-down beds – will inform our thinking about how to proceed when the time comes to refurbish lodges again. Comments from the Chapel Stile owners have been very positive. If you would like to view the apartments, photos are available on the Langdale website by going to the section on Chapel Stile Apartment information (<https://www.langdale.co.uk/chapel-stile.html>).

The second bedroom refurbishment programme is now well underway and during the year 12 were completed, including all the second bedrooms at Chapel Stile.

Your Committee has been aware for some time that the balconies of many lodges are degrading and this year we replaced six balconies on a trial basis, with a view to replacing most balconies over the next couple of years.

Turning to the grounds, Andy Dawson and his team continue to keep them looking delightful, whatever the season. We continue to receive many positive comments from owners throughout the year. Maintaining the trees on the estate is an ongoing task but this year there was a major project to remove invasive rhododendron from around the hill of Founders' Seat and replace them with native species.

Extensive replanting was also carried out at Chapel Stile, again with native species; mainly rowan, hawthorn, hazel and beech but also some alder, silver birch, scots pine and holly. Altogether around 750 trees were planted.

On a slightly less uplifting but nevertheless important note, the project to resurface the estate roadway continues – a project that has been ongoing for a number of years.

Finally the Committee and Management Company wish to acknowledge the co-operation, flexibility and generosity of spirit of not just those at Chapel Stile but all owners, who, when approached, were willing to agree to move to alternative accommodation to facilitate the refurbishment programme this year. We all benefit from the continued and generous co-operation by owners during the various refurbishment activities.

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## **MANAGEMENT COMPANY SERVICES**

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The Committee continue to monitor services to timeshare owners through your survey feedback. We are encouraging owners to submit feedback online, though paper forms remain available on request. The Management Company continually strive to improve the level of service delivery to owners under the watchful direction of your Committee.

In December 2018 Adam Sharrock, our Owner Relations Manager left Langdale after 27 years' service. Adam has moved to take up a senior management position in Kendal. In recognition of his service a celebration was held at which a presentation was made to Adam. At the event the Owners' Club Committee and Langdale Owners PLC board, thanked him for his service over many years and wished him well for the future.

In early 2019, Gary Dixon was appointed to the position of Guest Services Manager, a role that incorporates the responsibilities of the previous Owner Relations Manager role. Gary's appointment was from within the existing Langdale team. Gary has also worked around Europe in similar roles. On a daily basis Gary works alongside the estate operational team. He also works with third party providers to identify new benefits for owners during their stay. These benefits now include Lakeland, the Lakeland Arts Trust, Windermere Lake Cruises and Mountain Goat Tours, amongst others and Gary continues to source additional partners.

If you experience a problem or have a need to make comment on the delivery of the services from the Management Company, please make your comments during your stay, as early reporting helps the Management Team with problem resolution - Gary Dixon will be pleased to assist you.

We would like to acknowledge the contribution that all Langdale people make to ensuring that the service and standards at Langdale are maintained and improved. The significant commitment shown every day is something that we feel is unique and special to the Langdale Estate, to all our people thank you.

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## **COMMITTEE MATTERS**

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An orientation day was held in January 2019 for two club members who expressed an interest in supporting the Club Committee. The day consisted of visits to various operational departments and briefing sessions on the organisational structure, relationships and responsibilities of the Management Company and the Langdale Owner's Club Committee.

The Committee very much appreciate the help offered and given by club members, in particular where members have knowledge that helps to inform future planning. Over the years there have been many members who have come forward to offer help and advice, following requests for specialist knowledge from your Club Committee, for which we are very thankful.

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### **Committee election and nomination**

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Ian Hamilton was re-elected to the Committee at the 2018 AGM for a further term of 3 years.

Jill Walker's second 3 year term on the Committee ends at the 2019 AGM. Jill has registered her nomination for re-election, for a further 3 year term.

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## **IN CONCLUSION**

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The Committee and the team at Langdale continue to be committed to providing a holiday experience that you can enjoy and share with family and friends.

The operational pressures created by the current economic climate and continued impact of the Brexit negotiations are just a few of the issues that we have to consider and deal with as your Committee.

Legislation continues to increase costs and charges on us, many of which are statutory and mandatory, such as pension provision, wages, rates and indirect taxation. All of these increases feed through to increase the component costs that make up your management fee.

With your support and commitment to Langdale we feel sure we can continue to ensure that the management fee represents good value and that we also strike an appropriate balance between quality of service delivered and the cost. Our aim is to ensure that you can continue to visit and enjoy your time at Langdale in the future.

On behalf of the Owners' Club Committee I thank you for your continued support.



**Ian Hamilton**  
**Chairman**

The Langdale Owners' Club

## The Independent Auditors Report

to the members of The Langdale Owners' Club

For the year ended 30th April 2019

We have audited the financial statements of The Langdale Owners' Club for the year ended 30 April 2019 which comprise the Income and Expenditure Account, the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including the accounting policies set out on page 10.

This report is made solely to the Club's members. Our audit work has been undertaken so that we might state to the Club's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Club and the Club's members as a body, for our audit work, for this report, or for the opinions we have formed.

In our opinion the financial statements:

- give a true and fair view of the state of the Club's affairs as at 30 April 2019 and of its deficit for the year then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Club in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the committee members' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the committee members have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Club's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

### Other information

The committee members are responsible for the other information. The other information comprises the information included in the Committee Report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

The Langdale Owners' Club

## The Independent Auditors Report

to the members of The Langdale Owners' Club (continued)

For the year ended 30th April 2019

### Opinion on Other Matters

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Committee Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Committee Report has been prepared in accordance with applicable legal requirements.

### Matters on Which We are Required to Report by Exception

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Committee Report.

We have nothing to report in respect of the following matters where we are required to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of committee member's remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

### Responsibilities of committee members

The committee members are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the committee members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the committee members are responsible for assessing the Club's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the committee members either intend to cease operations, or have no realistic alternative but to do so.

### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

Dalton House  
9 Dalton Square  
LANCASTER  
LA1 1WD  
13 August 2019



Tim Preece F.C.C.A.  
(Senior Statutory Auditor)  
For and on behalf of  
Scott & Wilkinson LLP  
Chartered Accountants  
and Statutory Auditor

The Langdale Owners' Club

## Balance Sheet

30th April 2019

	NOTE	2019 £	2018 £
<b>Assets</b>			
Cash deposits		73,498	173,517
Stock		12,305	10,475
Lodge Assets		<u>1</u>	<u>1</u>
		<u>85,804</u>	<u>183,993</u>
<b>Liabilities</b>			
Due to Langdale Leisure Ltd	9	14,799	72,375
Provisions for Taxation		<u>3</u>	<u>-</u>
		<u>14,802</u>	<u>72,375</u>
<b>Net Assets</b>		<u><b>71,002</b></u>	<u><b>111,618</b></u>
Club Fund			
Balance b/f 30 April 2018		111,618	9,736
Increase/(Decrease) in Funds		(40,616)	101,882
		<u><b>71,002</b></u>	<u><b>111,618</b></u>

Signed on behalf of the Committee



Ian Hamilton - Chairman  
7th August 2019

The Langdale Owners' Club

## Income and Expenditure Account

for the year ended 30th April 2019

<b>INCOME</b>	<b>NOTE</b>	<b>2019</b>	<b>2018</b>
		<b>£</b>	<b>£</b>
Club Fund Contributions		737,193	764,333
Cancelled Member Fees		1,829	1,245
Bank interest		14	-
		<u>739,036</u>	<u>765,578</u>
<b>EXPENDITURE</b>			
Reserve Fund Replacements		728,935	612,025
Club Operating Costs		41,842	42,545
Unrecovered Costs on Cancelled Members		8,839	9,063
Bank Charges		33	63
		<u>779,649</u>	<u>663,696</u>
Corporation Tax		3	-
<b>Increase/(Decrease) in Reserve Funds</b>		<u>(40,616)</u>	<u>101,882</u>

The Langdale Owners' Club  
**Notes to the Accounts**  
for the year ended 30th April 2019

**1. Accounting Policies**

**Basis of Accounting**

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investments and are in accordance with applicable accounting standards.

**Turnover**

Turnover represents contributions receivable from owners, based on a fixed weekly amount per lodge.

**Stock**

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

**Vat**

The Langdale Owners' Club is not registered for Value Added Tax and therefore expenditure is shown inclusive of VAT.

**2. Principal Object of the Club**

In accordance with its Constitution, The Langdale Owners' Club is a non-profit making club whose object is to secure for members joint rights of ownership of the lodges at Langdale (including Elterwater Hall and Chapel Stile Apartments), and exclusive rights of occupation for the periods specified in the Holiday Certificates.

**3. Club Fund**

The Club Fund is made up of; a Reserve Fund created for the replacement of lodge fittings, equipment, furnishings and utensils (see note 5) and Club Operating Costs necessary for the running of the Club (see note 6).

Contributions to the Club Fund are based on all the weeks available for use and amount to about 23.6% of the total Management Fees.

The Income and Expenditure Account discloses The Club Fund contributions and expenditure as these form the transactions of The Club.

**4. Operation**

Under a Management Agreement dated 4th January 1982 with the Langdale Management Company ("the Company") (an operating division of Langdale Leisure Limited) the Club members agreed that the Company should on their behalf undertake the whole of the management and administration of the lodges and the Club.

From 1st May 1985 the Company is entitled to recover from the Club the costs it incurs under the Management Agreement plus the additional sum of 15%. A resolution was passed at the 2011 AGM to suspend the provisions contained in Clause 10 of the Management Agreement dated 4th January 1982 for a period of five years from 1st May 2011, on the basis of an agreement dated 4th February 2011 which provides for the Management Company's fee to be agreed annually between the Langdale Owners' Club Committee and the Management Company. This agreement has been further extended to April 2020.

Details of the Property Management costs incurred by the Management Company on behalf of the Club are disclosed for information only in Appendix 1.

The Langdale Owners' Club  
**Notes to the Accounts**  
for the year ended 30th April 2019

**5. Amounts replaced from Reserve Fund**

The figure of £730,765 shown on the Income and Expenditure as amounts replaced from Reserve Fund is comprised of the following:

	2019	2018
	£	£
Reserve Fund Expenditure:		
TV and HiFi's and other electrical (irons etc.)	8,065	6,632
Kitchen electrical	9,804	7,688
Kitchen and Bathroom sundries (cutlery, utensils etc.)	27,548	28,481
Crockery	2,661	10,814
Bedrooms	55,249	106,353
Carpets	336	8,509
Living room furniture	1,000	419
Soft furnishing (throws, cushions etc.)	8,445	3,508
Bathrooms	-	13,536
Linen	4,497	4,020
Roadways	20,791	78,846
Others	8,339	6,913
Design fees	-	1,624
Balconies (inc furniture)	5,686	12,566
Chapel Stile project	449,033	-
Lodge maintenance	104,132	162,021
Painting	19,694	33,844
Alarms	5,249	9,248
Lighting	-	4,411
Water tanks	-	28,027
Waterways	-	31,368
Fire regulations/safety work	236	51,330
	<u>730,765</u>	<u>610,159</u>
Stock at 29th April 2018	10,475	12,341
Less: Stock	(12,305)	(10,475)
	<u><u>728,935</u></u>	<u><u>612,025</u></u>

**6. Club Operating Costs**

Specific costs incurred by the Langdale Owners' Club:	2019	2018
	£	£
Trustee Company Fee	3,500	3,500
Auditors' Remuneration	2,802	2,718
Legal Fees	11,120	13,602
Annual General Meeting Expenses	11,306	7,889
Committee Meeting Expenses	5,494	7,393
Printing	4,239	3,050
Newsletter Costs	1,059	2,578
Insurance	432	424
WFR & Tatoc & Dial An Exchange	-	213
Sundries	1,890	1,178
	<u>41,842</u>	<u>42,545</u>

Committee members receive a mileage allowance for travel to meetings and are provided with overnight accommodation when necessitated by the timing and duration of meetings. 3 meetings of the Owners' Club Committee were held during the year (2018 4 meetings)

The Langdale Owners' Club  
**Notes to the Accounts**  
for the year ended 30th April 2019

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**7. Stock**

This represents items purchased but unused at the Balance Sheet date valued at cost.

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**8. Lodge Assets**

On completion of each lodge, the fittings, equipment, furnishings and utensils became the property of the Club. As these assets are subject to the rights of occupation until 30th April 2062, a nominal value of £1 is attributed to them.

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**9. Langdale Leisure Limited**

This is an amount due to Langdale Leisure Limited.

	2019 £	2018 £
Balance at 1st May 2018	(72,375)	(26,186)
Club Fund Contributions	737,193	764,333
	<hr/> 664,818	<hr/> 738,147
Less: Reserve Fund Expenditure	(730,765)	(610,159)
Owners' Club Costs and Taxation paid by Langdale Leisure Ltd	(41,842)	(42,545)
Transfer Of Funds	100,000	(150,000)
Cancelled Member Fees	(7,010)	(7,818)
Balance at 30th April 2019	<hr/> <hr/> (14,799)	<hr/> <hr/> (72,375)

The following pages do not form part of the audited accounts

The Langdale Owners' Club

## Appendix 1

for the year ended 30th April 2019

	Note	2019 £		2018 £		
<b>Personnel Costs</b>						
Housekeeping		568,608		554,217		
Reception and ancillary		73,470		67,417		
Repairs and maintenance		232,100		225,364		
Administration and management		146,981		131,825		
Accounts and finance		55,665		55,486		
Staff transportation		102,429	1,179,253 37.8%	81,066	1,115,375	36.6%
		<u>274,379</u>	<u>274,379</u>	<u>278,375</u>	<u>278,375</u>	<u>9.1%</u>
<b>Rates</b>						
		<u>274,379</u>	<u>274,379</u>	<u>278,375</u>	<u>278,375</u>	<u>9.1%</u>
<b>Maintenance and Grounds</b>						
Repairs and maintenance - buildings		1,733		609		
Repairs and maintenance - general costs		103,279		104,015		
Grounds		156,945	261,957 8.4%	153,717	258,341	8.5%
		<u>179,679</u>	<u>182,558</u>	<u>190,772</u>	<u>193,538</u>	<u>6.4%</u>
<b>Administration</b>						
Administration and management - general costs		179,679		190,772		
Legal and professional		2,879	182,558 5.8%	2,766	193,538	6.4%
		<u>179,679</u>	<u>182,558</u>	<u>190,772</u>	<u>193,538</u>	<u>6.4%</u>
<b>Laundry, Linen and Cleaning Supplies</b>						
Lodge cleaning - supplies and contract cleaning		82,920		83,660		
Laundry		37,800	120,720 3.9%	36,435	120,095	3.9%
		<u>82,920</u>	<u>120,720</u>	<u>83,660</u>	<u>120,095</u>	<u>3.9%</u>
<b>Utilities</b>						
Lighting, water and waste disposal		147,108	147,108 4.7%	101,913	101,913	3.3%
		<u>147,108</u>	<u>147,108</u>	<u>101,913</u>	<u>101,913</u>	<u>3.3%</u>
Insurance		16,943	16,943 0.5%	15,840	15,840	0.5%
		<u>16,943</u>	<u>16,943</u>	<u>15,840</u>	<u>15,840</u>	<u>0.5%</u>
<b>Total Property Management Costs</b>	<b>a</b>		<u>2,182,918</u>		<u>2,083,478</u>	
<b>Club Fund Contributions</b>		<u>737,193</u>	<u>737,193</u>	<u>764,333</u>	<u>764,333</u>	<u>25.1%</u>
<b>Management Company Fee</b>		<u>203,237</u>	<u>203,237</u>	<u>197,317</u>	<u>197,317</u>	<u>6.5%</u>
<b>Total Management Fees Excluding Vat</b>		<u>3,123,348</u>	<u>3,123,348</u>	<u>3,045,129</u>	<u>3,045,129</u>	<u>100%</u>

The Langdale Owners' Club  
**Notes to Appendix 1**  
For the year ended 30th April 2019

**a. Property Management Costs**

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This is the total expenditure (excluding VAT) for maintaining the lodges analysed over the principal heads of expenditure. Where costs are shared with other divisions of Langdale Leisure Limited, primarily the Langdale Hotel, only the proportion applicable to lodges is included in the accounts as expenditure.

The recharge of local authority rates, television license fees, cleaning, staff transport and insurance charges are treated as disbursements and are not therefore subject to VAT.

Wherever possible, expenditure is specifically allocated to lodges or other divisions of Langdale Leisure Limited. However, some items, principally elements of personnel costs, are incapable of specific allocation and are therefore apportioned with reference to agreed percentages.

## Appendix 2

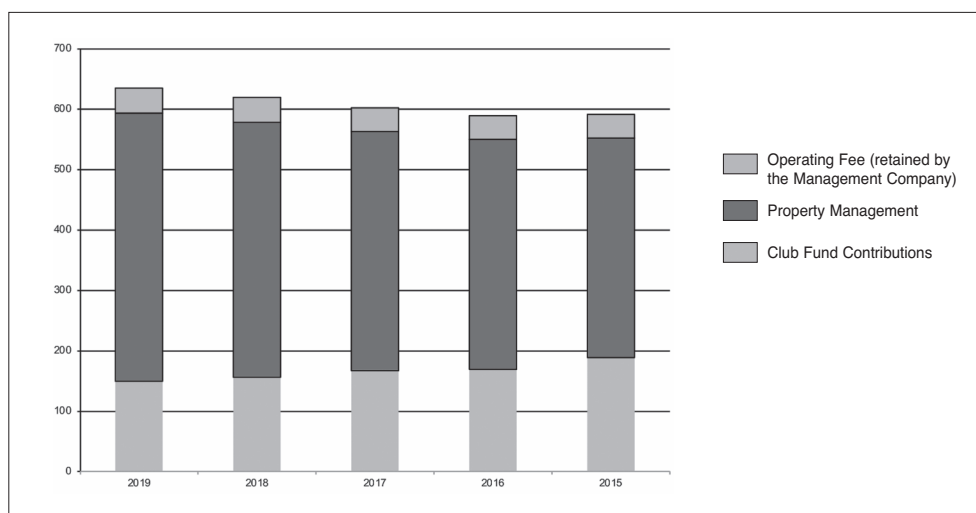
### Average Management Fee Historic Comparison

for the year ended 30th April 2019

Year	2019	2018	2017	2016	2015
Number of weeks	4919	4919	4919	4919	4919

#### Property Management Costs

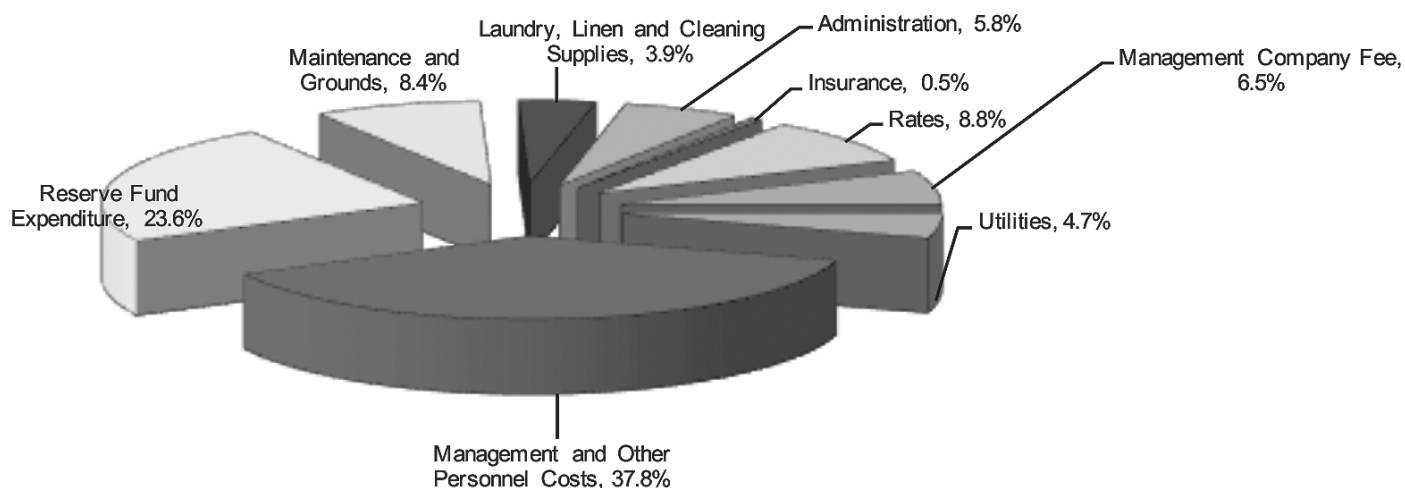
Personnel Costs	£	£	£	£	£
Housekeeping	115.59	112.67	106.19	101.25	97.80
Reception and ancillary	14.94	13.71	13.78	13.85	12.79
Repairs and maintenance	47.18	45.81	43.39	42.76	39.72
Administration and management	29.88	26.80	23.15	21.01	20.38
Accounts and finance	11.32	11.28	10.53	10.63	11.23
Staff transportation	20.82	16.48	12.89	14.24	10.99
<b>Rates</b>	<b>55.78</b>	<b>56.59</b>	<b>51.16</b>	<b>49.02</b>	<b>48.94</b>
<b>Maintenance and Grounds</b>					
Repairs and maintenance - buildings	0.35	0.12	0.10	0.70	0.91
Repairs and maintenance - general costs	21.00	21.15	24.23	17.61	17.18
Grounds	31.91	31.25	26.38	28.87	27.05
<b>Administration</b>					
Administration and management - general costs	36.53	38.78	34.29	35.46	30.11
Legal and professional	0.59	0.56	0.57	0.52	0.44
<b>Laundry, Linen and Cleaning Supplies</b>					
Lodge cleaning - supplies and contract cleaning	16.86	17.01	16.06	15.80	15.84
Laundry	7.68	7.41	7.49	7.15	9.23
Lighting, water and waste disposal	29.91	20.72	21.36	17.99	18.24
<b>Insurance</b>	<b>3.44</b>	<b>3.22</b>	<b>3.55</b>	<b>3.41</b>	<b>3.05</b>
<b>Property Management Costs</b>	<b>443.78</b>	<b>423.56</b>	<b>395.12</b>	<b>380.27</b>	<b>363.90</b>
<b>Club Fund Contributions</b>	<b>149.87</b>	<b>155.38</b>	<b>167.92</b>	<b>169.78</b>	<b>188.80</b>
<b>Operating Fee (retained by the Management Company)</b>	<b>41.32</b>	<b>40.11</b>	<b>39.72</b>	<b>39.72</b>	<b>39.24</b>
	<b>634.97</b>	<b>619.05</b>	<b>602.76</b>	<b>589.77</b>	<b>591.94</b>



## Appendix 2

### A percentage breakdown of the Property Management Costs, Reserve Fund Contributions and the Management Company Fee

For the year ended 30th April 2019	%	£
Utilities	4.7%	147,108
Management and Other Personnel Costs	37.8%	1,179,253
Reserve Fund Expenditure	23.6%	737,193
Maintenance and Grounds	8.4%	261,957
Laundry, Linen and Cleaning Supplies	3.9%	120,720
Administration	5.8%	182,558
Insurance	0.5%	16,943
Rates	8.8%	274,379
Management Company Fee	6.5%	203,237
	<u>100.0%</u>	<u>3,123,348</u>



Note: These charts are not part of the accounts, but for illustrative purposes only.

The Langdale Owners' Club  
**Appendix 3**  
for the year ended 30th April 2019

AUDIT • TAX • ADVISORY

Reply to: Jenny McCabe  
Our ref: LAN640/JMC/JSA  
Your ref:



2 September 2019

Langdale Owners Club  
The Langdale Estate  
Great Langdale  
Nr Ambleside  
LA22 9JD

Moore and Smalley LLP

Richard House  
9 Winckley Square  
Preston  
PR1 3HP

T: 01772 821021

mooreandsmalley.co.uk

Dear Sirs

**Audit of management company**

We have audited the financial statements of Langdale Leisure Limited which incorporates the 'Management Company' as a separate cost centre. The audit report for Langdale Leisure Limited is attached. The audit report is a clean report, showing that the accounts show a true and fair view.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jenny McCabe'.

Jenny McCabe  
Partner  
jenny.mccabe@mooreandsmalley.co.uk

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