

## Minutes of the Langdale Owners' Club Committee Meeting Held via Teams on Thursday 27 February 2025 at 0930 Hours

**Present:** *Elected Committee Members*  
Mr K Bird (Chair) (KB)  
Mrs P Gorst (PG)  
Mr P Symonds (PS)  
*Management Company Appointed Members*  
Mr M Coletta (MC)  
Mr S Simpson (SRS)

**In attendance:** Morgan Bell (MB), Timeshare Operations Manager  
Mrs S Spencer (SS), LLL Finance Director

The primary purpose of this meeting was to review the 2025/26 Management Fees as proposed by the Management Company, Langdale Leisure Ltd, and also to take the opportunity to discuss a few other topics.

### 1. 2025/26 Budget

A paper had been circulated in advance of the meeting outlining the proposal, the covering note of which stated:

*The fee proposal being presented to the Committee for consideration shows is on average a 7.5% increase over the 2024/25 fees.*

#### Key Influences

*There are many moving pieces to the budget this year, which is detailed on the financial proposal, but can be summarised as follows:*

- *NMW increase of 6.7% from £11.44 to £12.21.*
- *Increase in employers NIC charge from 13.8% to 15%.*
- *Reduction in threshold where employers start paying NIC from £9,100 to £5,000 i.e. up to £4,100 at 15%.*
- *Increase in pension costs (3% contribution) due to increase NMW levels.*
- *Introduction of newly agreed shared costs allocations*
- *Inflation at 2%*
- *Reduction in cleaners' numbers as a consequence of a proposed housekeeping restructure.*

KB led the discussion relating to the information that had been circulated and provided some clarity for the new colleagues on the Committee with regards to how the fees are prepared. He advised that there were three areas that needed to be addressed 1) the Property Management Costs (PMC) budget, 2) the reserve fund levels and 3) whether or not there should be a flat fee increase.

The PMC budget, which indicated an increase of 10.82%, was reluctantly approved, given that the Chancellors Budget and the new agreed shared costs allocation, were the reasons for the change.

It was the view of PG that the reserve fund contributions should continue to be increased rather than being decreased by 2.12%, as proposed. There was complete appreciation and understanding

of the position taken by PG and MC suggested that because the Management Company was reviewing its structure in light of the Chancellors Budget, there is likely to be some savings in the property management costs, which would result in a boost to the reserve fund. PG also wanted guarantees that in the next 9 months there would be clarity over the long-term refurbishment plan which would determine the level of future reserves. These were given by the Management Company.

Finally, it was agreed to proceed with a flat percentage increase across all properties, but KB advised the Committee that this would need to change for the next budget cycle as a new Management Fee apportionment model is to be developed by September 2025.

Following these discussions, the budget, as presented, was approved.

## **2. Views**

PG led a discussion regarding the latest version of Views, which required some adjustments to the leisure club roof and estate waste management articles. Once these are received and some typo's addressed, the newsletter will be good to go to proof.

## **3. Elterwater Hall Bedrooms**

MB and KB had been in discussions regarding the specification of the work required in the properties. This was clarified for the Committee as being redecoration of the walls, floors, and some lighting, with minimal change to the furniture.

Bell & Swift have presented a fee of £5k for their services and there was a discussion regarding whether this route should be pursued or whether the Management Company was able to find a local "decorator" who would be able to deliver the colour pallet that has been developed, in a style that is in keeping with the property.

After some discussion, where it was confirmed that this work should take place in the maintenance period in early 2026, it was agreed that the Management Company should investigate the possibility of a local decorator, but if this was not concluded by September, then Bell and Swift should be engaged.

**Action: MC/MB**

## **4. Summer Meeting**

A number of options had been presented to the Committee, and it was agreed that the next meeting will take place in the Leeds area, with 2 venues being considered. KB required confirmation from PS regarding the details for one quote that he had received, before a decision would be made.

**Action: KB/PS**

It was proposed and agreed that the National Space Centre should be booked for 2026, thereby allowing for the meeting date and location to be announced at the 2025 meeting. KB would coordinate the meeting dates with the Committee and based on the results seek to secure the venue.

**Action: KB**

The meeting concluded at 1016 hours with a vote of thanks to the Chair.

Kit Bird.