

Trewent Park Holiday Owners Association

Chairman's Remarks and Update 2022

The Chairman started his report by saying that he had relatively few enquiries during the past year albeit the majority being from prospective buyers who were / are considering purchasing a unit on site.

The following is a summary of recent, ongoing and new questions / issues that have cropped up

- The Longhouse

The Longhouse had a better year last year

The request to members to ensure that children are accompanied by adults when visiting the club house seems to have been heeded.

- Inconsiderate parking on the main thoroughfare through the site

New yellow lines have been painted along with many of the car park space numbers.

The primary purpose of the yellow lines is to provide safe playing areas alongside what are, actually, narrow carriageways

All members and owners are encouraged to respect and heed the no parking sections

- Rates surcharge on 2nd homes by Pembrokeshire County Council

You may have read that the Welsh Government has given the green light for local authorities to add a surcharge of up to 300% on second homes in Wales. Our homes cannot be considered as 2nd homes as part of the original planning approval which is also enshrined in the lease agreement only allows for occupancy for 11 months of the year. Our homes are considered as "Holiday" homes and also attract a reduction of one month's rates

- Land Transaction Tax (Stamp Duty) (Wales)

In this regards the tax regime in Wales is different to England so beware! Where a buyer already owns a home* and the purchase of a unit is as a second property then there is Welsh surcharge of 4% on the purchase price.

(*It is not clear from the Welsh Government web site whether this applies to anyone already owing a home just in Wales or in England Scotland et al, but no doubt if the question is asked of the Welsh Government, they will advise that it applies to everyone!!!

- Meter Boxes

There are still a couple of unsafe ones. If meter boxes are damaged, members should contact their own electricity suppliers to seek remedial action. In many cases the damage to doors appears to have been caused by meter readers not re-securing the doors properly when making routine visits to read meters. A long-term solution may be to seek the installation of Smart Meters, albeit some suppliers are reluctant / seem unable to provide such meters

- Animals

Again, the issue of dogs on site has been raised. In one case an owner purchased a dog during lockdown and now wants to take their dog on site. In discussion the enquirer asked if changes were likely / could be made to the lease so as to allow dogs on site. It was also asserted that a number of owners / visitors take cats to the site.

Please read your lease. It states, unequivocally, that no animals are allowed on site.

Furthermore, there are no plans to change the leases so as to allow anything other than trained / certified guide dogs to access the site.

- The waste refuse site

While it is early in the season it is hoped that all will comply with the current arrangements.

The bollards have been provided so as to prevent vehicular access to the site; this was prompted by the discovery of off-site builders using the site to dump building waste.

Solar lighting of the area together with clearance of the nearby shrubbery is being considered

- Sale of the site

As at the beginning of May 2022 the site is still for sales at an asking price of £2.7m.

- Signage

The issue of signage has been a topic for several years.

Following approaches to the landlord, they are looking to install a welcome sign on the side of Chalet 304. This was the original placement of the holiday park sign; the welcome sign was removed from the front wall along the main road as there were many complaints from the freehold properties and the Longhouse as they are not part of Trewent Park or ' Freshwater Bay holiday village ' as it has become to be known, this officially starts in line with 304 and number 17 opposite.

Another possibility is to install a "Community Notice Board" adjacent to the ' No Dog sign ' for general information on Trewent Park, and one to which the Association would have access along with local trades people.

The landlord is also planning to install a "No public parking past this point" on the hill towards Trewent Park after the Longhouse as this has become an issue and a few holiday home users have raised it over the summer as beachgoers have tried their luck and parked where they can on site rather than pay the parking fees in the public car park.

The landlord has asked if the Association would be willing to make a contribution towards the costs and I seek your views about making a one-off contribution

Electric car charging points

There have been cases where those letting their units have seen spikes in their electricity bills and suspect that these are due to renters charging their electric powered cars from the holiday homes. While owners may need to monitor power usage more carefully there are also issues about cables being run across the site which, in the dark, could pose an additional safety risk

The provision of charging points is a costly and slow process and only being undertaken by private landlords where it is clearly viable (profitable), so owners need to manage their own renters, certainly in the short term

Defibrillator

The Association was approached to support the financing of a new defibrillator and after the previous AGM where it was agreed that it would be to the benefit of members and friends to have such a facility, I am pleased to report that due to the unstinting efforts of committee member Sean Murphy a Defibrillator has been installed in a prominent position on the Longhouse. Please make your guests aware of it, just in case!!!

Your committee

In closing this report, I would wish to thank the members of the committee for their support, advice and efforts on all our behalf.

I have been Chairman for more years than I care to admit and really feel that it is time for some new blood to take charge. In addition, there is a need to appoint a new Treasurer and so I would invite anyone who is willing to stand for either of these posts to advise me, preferably, before the meeting please, so that we can start the process

Yours in the hope of a magnificent summer!

Peter Coleman