

Rockley Park Owners Association

Meeting with Steve King on Wednesday 19th August

Those present, Steve King, Amy, Gwyn Lewis, Chris Stevens, Keith, Pete Jones and Oscar

Q Future plans for the site, what is the position now?

Bourne borrowed 300 million from the government because of covid 19. This money cannot be used for capital/ development projects. All the team were furloughed and the fees returned.

Bourne has gone through a survival phase and is now thinking of the future.

Bourne as a company is being restructured into 3 sections with a board for each brand. \Haven, \Warners and Butlins. This is because all make profits in different ways. Warners and Butlins rely on beverage and food sales whereas Haven is mainly holiday bookings and sales of caravans, which at the moment is in very high demand.

Haven is hoping to break even this year and if they have a reasonable year next year they will be able to move forward with planned projects in 2022. The long term forecast for Haven is looking good. The ideal business model for them is people who buy a caravan and let Rockley/Haven rent it out for them.

Q Clarification over 12 year rule

When people want a price for their caravan Rockley have always just based the price on the caravan. This price is not what people expect especially if they have a pitch that is in a good location. They therefore try to sell privately to get the best return they can.

The pitch belongs to Rockley and they need to get the best return they can as any business would.

Therefore the only way they can achieve this when a caravan is sold privately is to make sure that the new site fees match the pitch /area.

The 12 year rule will apply to new owners who purchase a van privately and will enable Rockley to set Fees at a price they feel better reflects the where the said caravan is sited.

We are waiting for more clarification how this affects private sales and suggest that if you have concerns about this you speak directly to Rockley as all cases will be different.

Q Fees for 2021

Even though the Bank of England is expecting inflation to fall to 0.03% and many companies are freezing fees Steve thinks that fees will probably increase as normal.

Q January- February closing if the virus is still around

Steve didn't agree with people staying on site and said it was made more difficult with mixed messages from the government at the time. For those that did stay he will have to look at each case individually, while working with the council to ensure that it will not happen again in the future.

There is no chance that those who stayed will get any more site fees back.

A-O-B

Singer in Tides

Haven has said they are not allowed to have singers in owner's venues and they have no say in where the money is spent. All sites have to be the same and they are not allowed to advertise any events.

Toilets on the beach closing at 5pm

The franchise for the café and toilet is held by Rockley Water Sports and so Rockley have no say in the matter.

Trees needing cutting back

Steve said he would have a word with Robbie to see what could be done especially the issue of leaves.

Increased Dog Fouling

Stated it was obviously the dog owner's duty to clean up after their pets but says perhaps He and Amy could make a light hearted video to remind people.

Plastic Boxes / Bird Tables

Steve said that plastic boxes are definitely not allowed for safety reason and would look into it; same really applied for bird tables.

Booking System

The team are as frustrated as the rest of us about the booking system and are speaking to those in charge to try to improve the situation. They are fully aware it is not good enough and the bad feeling and frustration it is causing.

Amy not around

Steve thought there was no reason that Amy shouldn't pop to tides to ensure people are happy and answer any queries that she could.

Food in Tides

The kitchen is not considered big enough so they are only permitted to use the Pizza oven and all other food has to be purchased in the Mash and barrel. Once again this is a directive from Haven.

Knit & Natter

Not allowed a stall but agreed that Ham Common belongs to the council and any stall on they would be their decision