



SCANDINAVIAN VILLAGE ASSOCIATION

Scandinavian Village, Aviemore, Inverness-shire PH22 1PF

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October 2023

Dear Owner,

Forty-third Annual General Meeting

The **Forty-third Annual General Meeting of Scandinavian Village Association** will be held in the Novotel Edinburgh Park Hotel, 15 Lochside Avenue, Edinburgh, EH12 9DJ on **Saturday 28 October, commencing at 2.00pm**. You are cordially invited to attend.

This is the first time that the AGM is being held outwith Aviemore. You may recall that at last year's AGM members voted to allow Annual General Meetings to be held anywhere in Scotland. Your Committee hopes that by holding this year's meeting in Edinburgh it will encourage many more members to attend and participate in the meeting. The hotel is at Hermiston Gait and is convenient for travel by car or train.

Please note that the meeting is being held on the last Saturday in October, and not on closing day as in the past.

For the benefit of new members, and as a polite reminder to other members, I shall re-iterate what I consider to be **The purposes of an AGM**, which are

- (A) to report on the happenings of the previous year/period;**
- (B) to approve the accounts of the previous year;**
- (C) to elect members to fill vacancies on the Management Committee;**
- (D) specifically in the case of SVA, to approve the Levy for the forthcoming year, and**
- (E) to consider any other resolutions including Terminations.**

Let me address each of these elements below.

(A). To report on the happenings since my last report in May: When I wrote to you in May I gave you the results of the votes cast at last year's AGM and also mentioned our proposals for change-over days and possible affiliation to Interval International. I'll update you on these proposals later in this letter.

Changes of ownership continue at a steady but modest rate with 32 Villas and 54 Apartments having changed ownership this year. These changes are evenly split between private assignments and sales achieved by office staff on behalf of owners. **Occupancy levels** in July and August (at 94.5%), the peak holiday period, were marginally up on 2022 (at 92.3%). In the same period, owner-occupation increased by 12.2% and exchanges remained the same. In recent years the Management company (SVL) has operated a policy of taking back units from certain owners in extenuating circumstances such as death or incapacity. These units, currently 102 in number, are transferred into the ownership of SVA, and the cost of the associated management fees would fall as a burden on owners in general but for the strenuous efforts of our staff to let them out or sell them on.

There has been no refurbishment work done since the last mail-out as this work is almost exclusively carried out during the November/December shutdown. Nevertheless, other changes have been taking place over the past few months, and more detail can be found in the Facilities Director's Report.

Covid-19: Covid is still with us. It has not gone away, but life is slowly getting back to normal although the financial and emotional consequences are still very significant for many people. The system changes that we made to cope with the impacts of the virus continue to work well, and staff and owners are generally very content with those changes.

Keysafe: The Keysafe system continues to work well and has been well received by owners and visitors as it simplifies check-in and check-out, and avoids queuing. Having said that, it is acknowledged that a very small number of owners claim they are missing the personal face-to-face contact with office staff.

Finance: Please read the Finance Director's Report, which is attached, and also the Income & Expenditure Budget of SVL for the year to 31 December 2024.

Facilities: Please read the Facilities Director's Report which is attached.

Time Limited Ownership: The concept of Time Limited Ownership continues to show encouraging growth. The units are available for a 3-year period and no annual licence fees are payable. Currently we have 16 such units, and 12 of them come to the end of their 3-year period next year. This is a good opportunity to introduce friends and family to Scandinavian Village, or perhaps for yourself to have an additional week at a different time of year, or an extra week to exchange. Please contact the office (resales@scandinavian-village.co.uk) for further details and availability.

Change-over Days. I offer my grateful thanks to everyone who replied to our questionnaire about the proposed Friday change-over. We had a tremendous response – if only we could get a similar response to voting at our AGMs. Miriam and her team are working through the data received to establish if a change is feasible. We will contact you as soon as the overall picture becomes clear, but the amount of analysis required is such that we will certainly not be able to introduce any changes this year.

Activities in Aviemore: The General Manager has again asked me to draw owners' attention to some of the issues caused by staff shortages in Aviemore. Many businesses in the area have had difficulty recruiting staff, and this has knock-on effects on the services those businesses provide. Whilst these problems continue you may find it advisable to consider booking in advance for sporting activities and eating out.

Internal Exchanges: It is possible to request internal exchanges using the Scandinavian Village Facebook page. Owners wishing to advertise for an Internal Exchange should contact the office by email (reception@scandinavian-village.co.uk) and we will then post an advert on our Facebook page with their request.

Interval International. During the summer we wrote to all members for whom we hold an e-mail address enclosing an information pack from Interval International (II) inviting members to join the Interval exchange organisation. Details of the information pack were also posted on our website. Membership of II is free for the first 2 years to anyone joining under this introductory offer. Interval are encouraged by the response to their offer and have asked that it be repeated just before the end of the year. We will issue this around mid-December.

Social Media: Owners should be aware that by taking an interest in Scandinavian Village by way of "liking us" on Facebook and, subsequently, sharing posts with their friends, they are taking an active role in promoting and advertising Scandinavian Village, and therefore increasing the audience for all our rental/resale adverts. We are also on Instagram and would welcome any owners who wish to follow us.

Email Addresses: Thank you to those owners who responded to my request to provide us with e-mail addresses. We now have an e-mail address for about 87% of our owners. With another push we could get this up to 100%.

Rentals & Resales: If you want to rent or sell your unit you will get the best deal if you arrange it yourself. We do not have the resources to provide a full rental and resales service although we will try to help, but you will be charged commission and vat.

Deposits with Exchange Companies: I would remind Owners who are members of an exchange company that they must pay their management fees in advance, prior to placing their weeks with an outside agency, for whatever year they wish to exchange. These rules also apply to Owners who have transferred their weeks to the RCI Points scheme.

(B). To approve the Accounts of the previous year. At the AGM each year Members of Scandinavian Village Association are asked to approve the accounts of the Association (the SVA Accounts) for the previous year. Anyone who has taken the trouble to examine the SVA accounts will have noted that they contain very little information because they deal only with the amount raised by way of the Levy under Clause 3(b) of the Constitution and its transfer to SVL. Members are, however, provided with full copies of the management company's accounts (**the SVL accounts**), but this is only for information as it is the responsibility of the board of directors of SVL to approve those accounts. Nevertheless, control does ultimately rest with the members of the Association in as much as they have the power to elect members to act on their behalf.

(C). To elect Members to fill vacancies on the Management Committee. Michael Daly, Eddie Monks and Moira Pollock are due to retire at this year's AGM. Michael and Eddie have offered themselves for re-election. Moira was co-opted at last year's AGM to fill the casual vacancy which then existed but has not come forward for re-election at this AGM. We have, however, received a nomination from James Stewart, and his brief CV is below. We therefore have 3 nominations for 3 vacancies, so in the absence of a contest all 3 applicants will be appointed at the AGM to fill the vacancies.

Jim Stewart. CV:-

I studied BA Accountancy with Business Management at Glasgow Caledonian University, graduating in 2004. Started working in finance at Clydesdale Financial Services in Glasgow where I trained as an underwriter in consumer lending. writing loan, HP, and lease agreements in the consumer credit market.

I was made redundant in 2010 and moved to Edinburgh with my partner, working as a card fraud specialist for RBS before returning to Glasgow on taking up an underwriting position with Hutchison 3G telecom business (Network 3). Following the birth of my son I moved to Braemar Finance in Ayrshire, working as a Divisional Underwriter, focussing on providing finance solutions to businesses and sole traders in the professions and associated SME businesses.

I am currently working for Softcat, the largest I.T. and technology reseller in the UK, as a Credit Team Leader, managing a team of 7. My remit includes commercial decisions on business lending, data analysis of large and exceptional deals, and managing the relationship with our trade credit insurance provider.

In my spare time, I enjoy sport, usually watching and not participating these days, reading, politics and enjoying family time. I became a member of SVA in 2020.

I hope that my skills and experience can bring something new to the committee, and I would relish the opportunity to become involved in the work done by SVA. Aviemore and the surrounding area is one my family and I hold in high appreciation, and my application is as much about a sense of civic responsibility, in offering something back by helping SVA grow and thrive.

(D). To approve the Levy for 2024. Income from the Licence Fee is insufficient to enable the Management Company (SVL) to operate without invoking Clause 3 of the Constitution to raise additional funds by way of the Levy. This is explained more fully in the **Details of Resolution 3**, and the Committee seek your continued support.

(E). To consider any other Resolutions. Resolutions put forward for your consideration are detailed later in this paper.

Let me now deal with the arrangements for the AGM. As stated above, the AGM will be held in the Novotel Edinburgh Park Hotel, 15 Lochside Avenue, Edinburgh, EH12 9DJ (0131 619 2802) on Saturday 28 October, commencing at 2.00pm. Tea/coffee and biscuits will be available from 1.30pm. Please ensure you bring your Scandinavian Village Membership Card with you to gain access to the AGM. If you do not have a card, or have misplaced it, then please contact the office to obtain one before 27 October. Adequate parking facilities are available at the hotel, which is adjacent to Edinburgh Park rail and tram stations for those using public transport.

It will be very helpful if members can give an early indication of their intention to attend the AGM. This is a new route for your Committee and we hope many of you will attend, but it will be useful for catering and seating purposes if we can get some advance notice of numbers likely to attend. If you intend to come to the AGM you can give us this advance notice by completing the tick box on the Voting Paper before you submit it to us either online or by post.

Voting: Members are encouraged to cast their votes on-line, although votes will be accepted by post or e-mail. **Voting will close at 5.00pm on Thursday 26 October.** Since no voting will take place during the AGM it is no longer possible to nominate a fellow member of the Association to act on one's behalf, and this facility has been removed from the voting paper. It is still possible to appoint the Chairman of the Meeting to act as a Proxy as those votes can be cast at the close of voting on 26 October. Nevertheless, members are encouraged to complete the voting paper themselves rather than leave it to the Chairman.

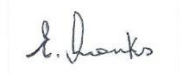
Questions at the AGM: Members wishing to raise questions at the AGM **must attend** the AGM in person. Any questions submitted in writing other than at the AGM will be handled outwith the meeting and will not be included within the minutes of the AGM.

Short Breaks after Closing Day: For many years short-break accommodation has been made available to members attending the AGM. This facility is not possible this year as the AGM will be held in Edinburgh, but your Committee felt that some members may still like the opportunity to have a short break before the annual winter maintenance period starts. Accordingly, some accommodation will be made available to rent from 5pm on Saturday 11 November until 10.00am on Tuesday 14 November. All units must be vacated by 10.00am on day of departure. Bookings, on a first-come, first-served basis, may be made for 2 or 3 nights and will be charged at the following rates. These prices exclude the charge for electricity and pets. The minimum booking is for 2 nights.

	2 nights	3 nights
Villa	£100	£150
Apartment	£70	£105

Auction of Terminated Units. Some of you will remember that for several years we auctioned terminated units at the end of an AGM, and initially that process was quite successful. It is my intention to re-introduce the auction process at the end of this AGM. The list of Units to be auctioned is included with these papers. Members unable to attend the AGM who may wish to participate in the auction are invited to submit bids (by post or e-mail) to arrive by 5pm on Friday 27 October, and those bids will be taken into account during the live auction process.

Appreciation: Our staff work well to keep the place clean, tidy and well managed, and I wish to place on record my appreciation of everyone's hard work. I feel it could be invidious to name individuals.
Yours sincerely,



Eddie Monks
Chairman of SVA.

<https://www.facebook.com/scandinavianvillageaviemore>

https://www.instagram.com/scandinavian_village/

Details of Resolutions for approval at the 2023 Annual General Meeting

Resolution 1: To consider and, if thought fit, approve the Minutes of the Annual General Meeting held on Saturday 19 November 2022. The Minutes of the meeting were issued to Members in May 2023.

Resolution 2: To consider and, if thought fit, approve the Accounts of Scandinavian Village Association for the year ended 31 December 2022. The Accounts are available on the Members' section of our website.

Resolution 3: To consider and, if thought fit, approve the proposal by the Committee of Scandinavian Village Association that, in accordance with Clause 3(b) of the Constitution and to reduce the anticipated operating deficit of Scandinavian Village Limited in the year to 31 December 2024, the sum of £498,651 should be raised by Members by way of a Levy, apportioned to each membership in accordance with Clause 7 of the Constitution.

Details of Resolution 3

Resolution 3: This resolution deals with the need for the Association to provide funds in support of the Management Company, Scandinavian Village Limited (SVL), to enable SVL to fulfil its obligation as detailed in the enclosed budget for 2024. Members should be aware that the Licence fixes the Licence Fee and its annual adjustment by reference to any change in the level of inflation as measured by the Retail Price Index, but provision is made in Clause 3(b) of the Constitution to raise additional funds by way of a Levy, to meet the general operating deficit of the Management Company for any year.

In the event that Resolution 3 is approved by a simple majority of members then, for each membership held, all Members shall be bound to pay the following sums, calculated in accordance with Clause 7 of the Constitution:-

	VILLA	APARTMENT
	£	£
Licence Fee	215.30	158.57
Levy	198.86	149.00
Total Excl VAT	414.16	307.57
VAT @ 20.00%	82.83	61.51
Total including VAT	496.99	369.08

Resolution 4 and all its Sub-resolutions: To consider and, if thought fit, approve the proposal by the Committee of Scandinavian Village Association that the following Licence(s) should be terminated and to instruct Scandinavian Village Limited to procure that the said Licence(s) is/are terminated either forthwith or at such later date as Scandinavian Village Limited may at its sole discretion think fit, declaring that Scandinavian Village Limited may at its discretion decline the power granted to it to terminate the said Licence(s) in the event of full payment of arrears by the time-owner concerned or other special circumstances.

As there are several such Licences the resolution is broken down into a number of parts.

Details of Resolution 4: This resolution deals with the need to terminate the Licence and all rights of membership where a time-owner's account remains in default after more than 180 days in accordance with Clause 10(c) of the Constitution. The proposal to terminate a Licence is placed before an AGM only after all other steps have been taken to collect the amount due, including legal proceedings through the courts.

Details of Resolution 4

Sub-resolution	Licence(s) No(s)
4(a)	52/02
4(b)	52/11
4(c)	10/18
4(d)	38/05
4(e)	42/03
4(f)	36/10
4(g)	13/10
4(h)	60/12
4(i)	58/39
4(j)	53/05
4(k)	29/18
4(l)	29/19
4(m)	45/44
4(n)	05/44
4(o)	01/08
4(p)	36/12
4(q)	50/09
4(r)	34/23

Documents referred to:

- 1) Notice Convening and Agenda for the 43rd Annual General Meeting of Scandinavian Village Association.
- 2) Finance Report
- 3) Facilities Report
- 4) Voting Papers and Forms of Proxy. (Attached)
- 5) Year Planner. (Separate document on website)
- 6) 2024 Rentals Tariff and Application Form. (Separate document on website)
- 7) Details of Units available for Auction. Please click on the following link:-

<https://online.flippingbook.com/view/776569309/>

Scandinavian Village Association

Notice of Meeting

The Forty-Third Annual General Meeting of Scandinavian Village Association will be held in Novotel Edinburgh Park Hotel, 15 Lochside Avenue, Edinburgh, EH12 9DJ on Saturday 28 October 2023, commencing at 2.00pm

Annual General Meeting

Agenda

- 1. Welcome & Apologies.**
- 2. Chairman's Report.**
- 3. Matters arising from the Minutes of the Forty-Second Annual General Meeting held on Saturday 19 November 2022.**
- 4. Matters arising from Accounts of Scandinavian Village Association for the year ended 31 December 2022.**
- 5. Matters arising from the Accounts of Scandinavian Village Limited for the year ended 31 December 2022.**
- 6. Finance Report**
- 7. Facilities Report.**
- 8. Announcement of Results of Voting on the AGM Resolutions.**
- 9. AOCB.**
- 10. Auction of Terminated Units.**

SCANDINAVIAN VILLAGE LIMITED

FINANCE DIRECTOR'S REPORT FOR THE ANNUAL GENERAL MEETING OF SCANDINAVIAN VILLAGE ASSOCIATION TO BE HELD ON SATURDAY 28 OCTOBER 2023

Forecast Outturn 2023

The approved budget for Scandinavian Village Ltd for 2023 is Income totalling £1,119,072 and Expenditure totalling £1,152,384.

When the SVL Board met in July to discuss the 5 Year Business Plan for 2024-2028, I identified savings in our Management Accounts, in particular, increased interest on our short-term investments, profits from the sale of investments and an underspend on housekeeping salaries and wages as we continued earlier in the year to have difficulty recruiting staff. These savings were allocated to additional projects this year such as the installation of CCTV and Cycle Changing Facilities for staff and to pull forward some of the expenditure planned for 2024 such as completing the roll-out of Smart TVs, fencing and the replacement of some laundry equipment to ease the pressure on the 2024 budget.

However, since then we have been hit by two significant pressures on this year's expenditure budget. The first was an increase in the Management, Housekeeping and Facilities salaries. Since benchmarking and reviewing these salaries in 2020, the salaries are adjusted in accordance with externally determined pay rates which increased with effect from 1 April at a rate significantly higher than we had estimated when setting our budget for this year. The second pressure has come from our insurance. When our insurance policy was due for renewal this month our brokers advised that our insurer, Zurich, was no longer offering insurance cover for timeshare properties. Our brokers had contacted at least 15 insurers before recommending a policy with Aviva. That though has come at an increased cost of around £12,000.

That said, I am hopeful that we will be able to manage these pressures and by the end of the year we will not be too far adrift from our net outturn budget.

Annual Accounts for the Year to 31 December 2023

At the AGM last November, it was agreed that there was no longer a need to have the company's accounts audited. Accordingly, Messrs Johnston Carmichael prepared, but did not audit, Statutory Accounts for the year ended 31 December 2022. For the year ended 31 December 2023, Messrs Johnston Carmichael will prepare, but not audit, Statutory Accounts for both SVA and SVL.

Budget 2024

The 2024 budget approved by the SVL Board is attached at Annex A.

Each year we are challenged with developing a budget that meets our business requirements, supports and maintains our programme of refurbishment from which, in due course, we will all benefit whilst trying to limit the increases in the Licence Fee and Levy. The budget for 2024 is particularly dominated by increasing pay costs, increased energy costs and the vagaries of the insurance market. We, like every household and business across the UK are still facing a cost of living crisis and the 2024 budget is designed to address all of these challenges in a pragmatic manner.

The budget shows Income of £1,259,089, Expenditure of £1,301,109 and an anticipated shortfall of £42,020 which will be met from Reserves. Our Profit and Loss Account balance or Retained Earnings balance is £265,706 from the 2022 Accounts.

Licence Fees and Levy

In accordance with the terms of the Licence, the Licence Fee has been adjusted by the RPI to 31 August 2023 of 9.1% published by ONS on 20 September. The Levy has been increased by 3% giving an overall increase of around 6% on the 2023 Licence Fee and Levy.

This is overall a lesser percentage increase than was applied in 2023. Members are encouraged to vote for the approval of the levy as contained in Resolution 3 and assuming that is passed the 2024 Management Fees will be as follows:

Licence Fee - Villa	215.30
Levy - Villa	198.86
Total for Villa excluding VAT	414.16
VAT at 20%	82.83
Total for Villa including VAT	496.99
Licence Fee - Apartment	158.57
Levy - Apartment	149.00
Total for Apartment excluding VAT	307.57
VAT at 20%	61.51
Total for Apartment including VAT	369.08

Payment of Management Fees

Management Fee invoices will be issued in mid-December with a VAT tax date of 1 January 2024. Fees should be paid by 31 January 2024 unless you are occupying your unit before the end of January in which case fees need to be paid before you stay in your villa or apartment. The vast majority of our Membership pay their Management Fees promptly, and we are very grateful for this support. In a small number of cases where Members fail to pay their Management Fees, we take a very robust approach in pursuing such debt and, where necessary, we refer debtor cases to our solicitors or lodge claims through the Courts for appropriate debt recovery action.

We do recognise that some Members may find it difficult to pay the full amount of their Management Fees in a single payment, and we are willing to agree instalment arrangements with anyone who wishes to adopt this option. Our preference is for all instalment payments to be made by bank standing order, but payments need to be made in advance, rather than in arrears.

If you feel you would like to start making monthly instalment payments it is essential that your current year's account is fully paid before you start. The accounts office staff will be happy to set up an instalment plan for you. In instalment cases we would like the Management Fees to be fully paid by the end of March each year (unless your timeshare week is before this date), so if you want to join the instalment scheme now you could pay by 5 instalments of £99.40 for a villa or £73.82 for an apartment from November to March. If this method of payment appeals to you, please speak to Tammy or Jade in the Accounts Office to get more information. Telephone Accounts on 07852 193416 or email: accounts@scandinavian-village.co.uk.

Prepayment Fees for Banking Exchange Weeks

Any Member banking a timeshare week with an exchange company must have paid the Licence Fee prior to banking the week. Where a Member is banking a week in a future year, for example 2025 or 2026, a Prepayment Fee must be paid. This Fee is then credited to the Fees Invoice for the year in question and the Member is only required to pay the balance. The Prepayment Fees for any weeks banked from 1 January 2025 onwards will be £490 for a villa and £360 for an apartment.

Time Limited Ownership and Termination Fees

The fees for a three-year Time Limited Ownership and the fee paid to terminate a licence in the unfortunate circumstances of an Owner's death will be £1600 for a villa and £1200 for an apartment from 1 January 2024.

Ross Scott
Finance Director

Income and Expenditure Budget of SVL for the year to 31 December 2024:

Scandinavian Village Ltd

Income	Actual 2022	Budget 2023	Budget 2024
Licence Fees & Levy	902,412	974,772	1,033,939
Resales Commission	2,670	2,500	2,500
Rentals Commission	24,430	18,000	18,000
Assignment Fees	3,180	2,500	2,500
Net Dividends	26,644	20,400	25,000
Bank etc Interest	12,461	12,000	20,000
Electricity	51,257	50,000	85,000
Cleaning Services	15,943	11,000	15,000
Late Payment Penalty	812	1,000	1,000
Rent Inc. Flat 66	21,723	26,000	26,000
PV Generation Income	142	900	150
Rental Income Week 30A	29,394	0	0
Profit/Loss on Sale of Investments	31,929	0	30,000
Profit/Loss on Sale of Term Units	6,591	0	0
Total Income	1,129,588	1,119,072	1,259,089
Expenditure			
Directors' Fees	38,670	40,217	43,066
Management Salaries	119,829	127,074	146,090
Facilities Salaries	82,107	87,819	103,467
Housekeeping Salaries	158,857	189,574	209,222
Payroll Oncosts/Healthcare	39,443	43,281	49,571
<i>Total Payroll Costs</i>	<i>438,906</i>	<i>487,965</i>	<i>551,416</i>
Electricity	66,149	125,000	150,000
Telephone & Broadband	11,883	11,575	11,936
Print, Post & Stationery	6,466	6,780	6,000
Advertising	977	500	500
Bookings.com Fees	10,213	5,000	8,000
Meeting Expenses	8,544	7,800	10,400
Professional Fees	8,958	11,500	8,000
Bank Charges	15,122	9,000	15,000
Bank Interest on CBIL	9,931	8,000	10,000
Staff Training/Uniforms & PPE	1,102	3,200	6,500
Depreciation	33,737	26,989	21,592
Rates, Water & Waste Water Charges	17,156	20,100	18,800
Ground Rent & Common Charges	81,167	94,200	84,860
Insurance	16,019	16,100	30,600
Contract Maintenance	18,847	19,685	22,025
Inventory Replacement	22,428	22,260	25,000
Property Maintenance	21,580	22,800	23,700
Grounds Maintenance	11,898	8,500	8,500
Cleaning & Laundry Materials	23,281	19,080	26,000
TV Licences	1,908	2,000	2,000
Miscellaneous	16	300	300
Bad Debts	6,865	6,000	6,000
Bad Debt Provision	0	0	0
Investment Manager's Fees	4,872	5,000	5,000
Refuse Collection	14,571	14,000	15,000
Major Projects - Internals & Admin	291,421	199,050	233,980
Total Expenditure	1,144,019	1,152,384	1,301,109
Net Surplus/Deficit	-14,431	-33,313	-42,020

Major Projects Budget for the year to 31 December 2023:

Scandinavian Village Ltd	Budget 2023	Budget 2024
Decorating	52,700	30,700
Electrical Upgrade	12,900	11,500
Upgrade Plumbing	4,950	30,000
Upper Access Walkways		10,000
Doors/Skirtings/Fascias	37,200	33,160
Cycle Storage - Apartments	6,000	0
Roofing		9,000
Villa bathroom renovation	11,000	45,000
Smart TVs	2,200	0
Apt S/R + Gen Refurb Apt/Villa	56,600	50,420
Other Office Equipment	3,300	3,300
TOTAL	199,050	233,980

SCANDINAVIAN VILLAGE LIMITED

FACILITIES REPORT FOR THE ANNUAL GENERAL MEETING OF SCANDINAVIAN VILLAGE ASSOCIATION TO BE HELD ON SATURDAY 28 OCTOBER 2023

Introduction: This report provides a summary of the activities around Scandinavian Village that have taken place since the last AGM. In addition to daily maintenance and general improvements, the team continue to focus on progressing the Major Project renovation works which aim to modernise and deliver improvements to the standard décor of each unit.

Works Schedule 2022: The update for works scheduled for the November 2022 shutdown as below.

- Block 5, 10 Apartments (47-56) plumbing replaced & shower rooms upgraded, this completing the programme to replace the copper pipework on site and complete the renovation of all Apartment shower rooms.
- Block 4, final 8 Apartments renovated (38-46).
- Block 3, damaged wooden roof facias were to be capped with UPVC but this was not completed due to focus on the renovations, these roof works rescheduled for 2024.
- Apartment upper access walkways were to be painted but again we have rescheduled these works to 2024.
- Apartment balcony repainting continued as access and weather allowed, 2 outstanding.
- During the shutdown, the team carried out specific tasks including unit condition surveys, subsequent repairs and improvements, unit deep cleaning, carpet cleaning, vacuum overhauls, BBQ cleaning, outside bench facelifts, window cleaning.

Works Schedule 2023: The update for major works planned for this year:

- Renovation of 9 apartments (47-54 & 65) will take place during shutdown.
- Full repainting of Villas 1-9 will also take place during shutdown.
- Renovations have been completed in the first-floor office and access stairwell areas.
- Unit 28 bathroom refurbishment is complete, wet wall installed throughout, all fittings and fixtures upgraded, extraction venting added and the bath replaced with a large shower enclosure. This project is intended be a model for renovating the remaining villa bathrooms commencing in 2024.
- With financial assistance from Cycling Scotland, a new cycle storage area has been constructed adjacent to Apartment block 4. Lighting and e-bike charging points will be installed during the shutdown.
- Villa Block 1 now has new LG Smart TVs in all 9 units.

Additional improvement works for 2023:

- The facilities cabin has been connected to a water supply including drains and adjacent staff changing facilities built including a toilet and shower unit.
- To improve site security following recent issues with unauthorised site access, a CCTV system has been installed, utilising the new fibre network.
- A new laundry ironing machine has replaced the older obsolete model.
- To complete the transition of all units to new TVs across the site, villas 10 to 28 now have new LG Smart TVs.
- During shutdown we will replace the West and South Boundary fencing with similar type to the North fencing installed earlier in the year.
- We have engaged a building surveyor to complete a detailed roofing survey of the Blocks with original 1980's roofs.

Works Schedule 2024:

The major works planned for next year include:

- The final 10 apartments (55-64) renovated, allowing villas to commence in 2025.
- Housekeeping office & welfare first floor area improvement to include modification of the access stairwell, installing a bathroom with shower and a general area repaint.
- Apartment main access walkways, repaint wood surfaces as required.
- Fit UPVC capping to Block 3 roof facias.
- Renovation of villa bathrooms with the continuation of the bathrooms in Block 3, V25, V26, V27.

Major Project summary:

There are 3 main elements to the plan specifically to upgrade the units:

1. Ceiling heating replacement now complete.
2. Copper pipework replaced and Apartment shower room renovation now complete.
3. Unit renovation - currently 18 apartments & 10 villas complete with 19 apartments and 18 villas still to do. The current renovation plan is:
 - 2023: 9 Apartments
 - 2024: 10 Apartments
 - 2025: 9 Villas
 - 2026: 9 Villas

We have added the upgrade of the villa bathrooms to our plans, the number we complete each year will depend on our other Major Project activities.

A9 Dualling update:

This project will not be completed by 2025 as originally planned by the Scottish Government and is indefinitely delayed. A public consultation has taken place with the Transport Secretary responsible for providing a suitable response.

Housing Developments adjacent to site:

Earlier this year we replaced the dilapidated fencing between our site and the Bynac Mor development and before the end of this year will extend this to include the West and South boundaries. We have also learned that there are proposals for new development (22/06101/PIP) to the South and East of our site. We have collated our concerns and registered these with both the sales agent and Highland Council with the development status currently listed as "awaiting decision".

Local news:

Although the Cairngorm Mountain funicular railway was returned to service earlier this year after a long period of downtime, it is again closed to passengers due to issues found during snagging.

The derelict site formerly used as a fun fair in the centre of the village has been approved for development. The project includes an 83-bedroom hotel, ground-level retail units, 22 self-catering apartments and two car parks for 87 vehicles including a hotel underground facility.

The Short-term Letting Licensing legislation due to come into force this year has been a source of fierce local and national debate to those affected. We have investigated our potential liability in this area and believe that we are excluded, this coming as some relief as the financial and administrative impact could have been severe.

Summary:

I would like to take this opportunity to thank Miriam and the entire on-site team for their efforts again this year. I look forward to working with all concerned to both maintain and improve our site.

Gordon Mejury
Facilities Director