**The calculation for the 2005 Ground Rent review was as follows:**

The current situation is that there are 311 standard plots occupied, 4 large plots (i.e. 1.5 x standard size) and 4 double plots (i.e. 2 x standard size).

Mablethorpe Chalet Park

Site fee (excl. VAT) £794.16

Deduct for notional service charge element (£150.00) = £644.16

Only 8m occupancy, hence 644.16/8 x 10 = £805.20

Deduct for poorer facilities, say, 10% (£80.52) = **£724.68**

Kingsmead Park, Swinhope

Site fee for twin unit (excl. VAT) £928.80

Deduct for notional service charge element (£150.00) = £778.80

12m occupancy, hence 778.80/12 x 10 = **£649.00**

Miami Beach Chalet Park, Sutton on Sea

Site fee (excl. VAT) £800.00

Deduct for notional service charge element (£150.00) = £750.00

12m occupancy, hence 750.00/12 x 10 = **£625.00**

Other evidence (adjusted)

Marine Valley, Flamborough, £875

Seadale, Filey, £750

Reighton Sands Holiday Park, £324.19 (no details obtained)

Chapel Point Holiday Village, Chapel St Leonards, £86 (no details obtained)

Bourne Leisure, Humberston, £2475

Humberston Fitties is a unique facility and negotiations with Clark Weightman explored a wide variety of evidence as detailed above.

The average over 3 years of the proposed rents for a standard plot is £725, which is in line with the principal items of evidence