



Wenningdale Escapes

Sublet Scheme

Exclusive Service for Lodge
Owners





About Subletting

By using our sublet scheme you can use your holiday home as little or as much as you want whilst making money towards some or all of your running costs.

At Wenningdale Escapes we are more than just a 'middle-man'. We ensure that all bookings go straight back to you and not anywhere else.

What We Do

Our team at Wenningdale Escapes will advertise your holiday home for you. We will also manage the key handling, take all booking enquiries, clean your home and have it ready for either yourself or one of your guests to enjoy their hassle free break.

We conduct pre-changeover checks ensuring everything is present and correct and that all light bulbs, gas and electricity are working.





How Much Can I Earn?

Your earnings will reflect the amount of time you use your Holiday Home and the time of the year you wish to let it out. Peak weeks such as half terms, summer holidays and long bank holidays will bring the best ROI.

However, we work with you to develop a letting approach that works for you and your needs.

Earning Potential

Below is a typical example of how easy it can be to retrieve your running costs:

5 Bookings x 2 Nights @ £330	=	Return of £502
5 Bookings x 2 Nights @ £495	=	Return of £1,063
3 Bookings x 3 Nights @ £390	=	Return of £426
3 Bookings x 3 Nights @ £545	=	Return of £739
5 Bookings x 4 Nights @ £545	=	Return of £1,233
4 Bookings x 7 Nights @ £675	=	Return of £2,390

With 86 days of rent customer return would be around £6,353. This would cover the costs of 12 month site fees, holiday home insurance, rates, gas and electricity, as well as WiFi.

What Do I Need In My Lodge?

These are some items you may need in your lodge:

Kitchen, Diner & Lounge

- Place Mats & Coasters (4)
- Sweeping Brush & Sponge Mop (1)
- Swing Bin (1)
- Cordless Hoover (1)
- Basin, Dish Drainer, Pail, Dustpan and Brush (1 each)
- Fruit Bowl (1)
- Serving Tray (1)
- Mugs, Dinner Plates, Side Plates, Bowls (6 each)
- Gravy Boat (1)
- Pyrex Mixing Bowl (1)
- Small Pyrex Casserole Dish with Lid (1)
- Rectangular Casserole Dish (XL & S)
- Pyrex Measuring Jug (1)
- Kitchen Roll Holder (1)
- Knife & Chopping Board Set (1)
- Plastic Chopping Boards (2)
- Large Serving Bowl (1)

- Hi Ball, Champagne, Gin & Wine Glasses (6 each)
- Large Water Jug (1)
- Utensils (Ladle, Large Serving Spoon, Slotted Spoon, Masher, Fish Slice, Scissors, Wooden Spoons, Whisk, Veg Peeler, Can Opener, Plastic Tongs, Bottle Opener)
- Cutlery (x 8) & Serving Spoons (4)
- Grill Pan Handle & Grill Knob Saver (1 each)
- Small Cheese Grater (1)
- Non-Stick Oven Trays & Round Pizza Tray (2/1)
- Teabag Holder & Spoon Rest (1 each)
- Plastic Sieve (1)
- Steel Worktop Savers (2) & Glass Worktop Saver (1)
- Bread Bin (1)
- Kettle, Toaster, Toast Rack & Hand Blender (1 each)
- Leaf Effect Serving Platter (1)
- Salt and Pepper Set (1)
- Tea Pot, Large Cafetiere, Sugar Bowl & Milk Jug
- Medium Frying Pan (1)
- Set of 3 Pans with Lids & a Milk Pan

What Do I Need In My Lodge?

General

- Fire Extinguisher (1)
- TV & DVD Remotes (1 each)
- Guest Information Folder (1)

Bedrooms

- Electric Alarm Clock (1 in each room)
- Bedside Lamps (in large twin room)
- Fleece Blankets (wardrobe in each room)
- Bedside Coasters (in each room)



Our Sublet Dates & Prices

Look at the following dates and let us know which ones you would like your lodge to be available for rent on.

Those marked in yellow are peak weeks where more ROI can be earned.

	2 Nights	3 Nights	4 Nights	7 Nights
January	£345	£390	£350	£475
February	£335	£395	£400	£475
March	£335	£390	£390	£500
April	£495	£545	£445	£595
April	£535	£545	£545	£595
May	£395	£445	£445	£595
May	£445	£545	£545	£675
June	£390	£440	£445	£595
July	£390	£440	£445	£595

Our Sublet Dates & Prices

Look at the following dates and let us know which ones you would like your lodge to be available for rent on.

Those marked in yellow are peak weeks where more ROI can be earned.

	2 Nights	3 Nights	4 Nights	7 Nights
July	£495	£545	£545	£675
August	£495	£545	£545	£675
September	£390	£440	£440	£645
October	£360	£420	£420	£595
October	£385	£435	£425	£595
November	£350	£410	£410	£495
December	£355	£405	£405	£495
December	---	---	£600	£745

Calculating Earnings

Opposite is an overview of how we calculate your earnings.

(n.b. an additional charge will also be deducted for a hot tub clean)

Price of Customer Holiday = £330 minus VAT (20%)

$£330 - £66 \text{ (VAT)} = £264$

Costs & Maintenance

£264 = a £40 maintenance fee will be charged including VAT per stay to cover administration and marketing of the holiday lodge. This covers costs associated with taking money (i.e. card charges).

Costs are subject to running cost increase. You will be notified of any changes in writing no less than one month before these come into force.

Management Fee

£228 = Management Fee of £120. Our team clean and launder your lodge, charged at £120 per stay including VAT. This includes an inventory check also.

Total

After charges, a customer will be credited £104 for a 2 night stay.



Contact Us

Find Out More About Subletting

Address



Wenningdale Escapes, Robin Lane, High
Bentham, LA2 7AG

Phone



015242 62455

Email



hello@wenningdale.co.uk

Website



www.wenningdale.co.uk

