

DCL ANGLAIS






Diplôme de Compétence en Langue

Session du 28/05/2011



Dossier documentaire

Phase 1:

 Document 1	<i>Personal Questionnaire</i>
 Document 2	<i>Consumer magazine 'Art & handicraft holidays in France'</i>
 Document 3	<i>Domaine du Pinceau</i>
 Document 4	<i>Le Moulin</i>
 Document 5	<i>Email based on http://www.travaux.com/dossier/aides-et-subventions/267/Les-subventions-pour-les-meubles-de-tourisme-affilies-a-un-label-national.html</i>

Document 1:

Dominique Rolland Conseil

Bordeaux

Personal questionnaire

	Person 1	Person 2
Name	Ronald Green	Penny Lane-Green
Email	ron.green@greenmail.com	pgreen@gmail.com
Age / dob	53 (08 April 1958)	55 (19 August 1955)
Nationality / marital status	British Married	British Married
Current profession	Marketing Manager, Ecogreen Solutions. We specialise in ecological solutions for businesses.	Art and handicrafts teacher, Braintree High School. More than twenty years experience.
Current income*	70,000€ pa + share of the profits	41,000€ pa
Future income from business*	30,000€ pa jointly	
Pension provision*	45,000€ pa from 2017	17,000€ pa from 2017 but could be taken from 2012 at a discount of 5% pa
Sum to invest*	850,000€ jointly	
Languages spoken & level	English. Very little French	English Very little French but I am taking lessons

*(Please show money in Euros)

Description of planned business

We wish to start a new life away from the pressures of teaching children and the business world. We are both very experienced and believe that we have the skills and knowledge to create a successful "retirement" business. We are hard-working and I enjoy doing building work and cooking. We have travelled widely in France.

We wish to offer a wide range of artistic activity holidays to a maximum of ten people (five rooms) per week.. We expect to charge about 900€ per person per week in bedrooms with full private facilities and the price will include all meals and wine. We will be open from April to October and will advertise in UK media.

Signatures

Ron Green

Penny Green

Document 2:

*Dominique,
Here is an extract from an article about activity holidays I found in a
consumer magazine!
Ron Green*

Art & handicraft holidays in France

Art holidays (painting etc) and handicraft holidays (pottery, jewellery-making, bookbinding, woodwork and metalwork...) are usually marketed separately.

Art holidays have traditionally attracted quite wealthy, older clients who already have some artistic skills and wish to improve them in a rural French setting. Often, this type of holiday appeals to single people but provision is usually made for a partner who is simply accompanying the 'artist'. Most centres are situated south of the Loire.

The accommodation is nearly always in double or twin-bedded rooms with private facilities; meals are usually French-style but may occasionally include British dishes. Wine is normally included and often comes from a neighbouring vineyard. In most cases, the centre will be a converted and modernised manor-house or similar, with extensive grounds and a swimming-pool. Costs vary but, on average, a week's tuition + full-board accommodation will cost between 800€ and 1,000€ per person, travel costs not included.

Quality of tuition varies widely, depending on the teacher and his or her artistic ability. The best courses (not necessarily the most expensive) seem to be those where the resident artist is a trained art teacher and not simply an enthusiastic painter! Teaching is generally in English and the vast majority of centres are British-owned. Some centres also offer basic French language lessons.

In general, tuition takes place for five or six mornings per week in a studio which is often an adapted outbuilding. The afternoons are free for other activities or excursions.

Some centres offer painting holidays for beginners and these are often tutored by skilled teachers.

Many centres produce a themed programme: for example oil-painting weeks, drawing weeks, landscape painting, portraits etc. As much of the clientele is retired, the most popular dates are often those outside of July and August.

Handicraft holidays. Much the same applies. Holiday costs are usually higher because of the facilities and equipment required. Teaching is generally considered to be good. There are many fewer centres but it appears that demand is increasing.

Document 3:

SWF Properties

SWF Properties

Domaine du Pinceau

798,564€

including agency fees

A wonderful opportunity to acquire an existing Painting Holidays business in Aquitaine, in the heart of the Forêt des Landes just 20km from the Atlantic!



5 guest bedrooms with private bathroom/WC

3 private bedrooms + 2 bathrooms

Large dining room

Fully fitted kitchen

3 living rooms

350m² floor area

100m² terrace

5000m² of parkland

3ha of pine forest

Swimming pool 15m x 8m with changing rooms

Fully equipped studio for 10 students

Outbuildings and garages

Close to the motorway and international airports

This is really the perfect property for an enthusiastic, hard-working artistic couple prepared to invest themselves (and a little money) in this profitable business: turnover in 2009 around 95,000€

Contact [Jean-Pierre](#) for more information

TOURNEZ LA PAGE

Document 4:

SWF Properties

SWF Properties

Confidential

Dear Mr Green

Le Moulin (Lot/Dordogne)

Further to our meeting at the Moulin two weeks ago, I have had the opportunity to discuss the questions of renovation, change of use and planning permission with the Mayor and an architect I trust.

In principle, there would be no opposition to change of use from a watermill to a small-scale holiday centre. Planning permission would depend on a number of factors but provided the renovation falls within certain guidelines, it is likely to be granted; the architect will be able to help you here.

We have looked hard at costings and these are our non-guaranteed estimates:

Restoration of the water mill (roof, interior etc)	150,000€
Access improvement	50,000€
Electricity & water supplies	150,000€
Conversion of large outbuilding to studio	50,000€
Conversion of small outbuildings to guestrooms	75,000€
Landscaping, swimming pool	100,000€
	575,000€
Purchase price of Le Moulin	117,000€
Architect's fees etc	40,000€
TOTAL	732,000€

This estimate is based on all the work being carried out by local firms; obviously, if you were able to do some of the work yourself, savings could be made. We have also based our estimates on using ecologically-sound materials and principles. We calculate that eighteen months to two years would be necessary to complete all the administrative and building tasks.

At the end of the process, you will have a wonderful restored watermill, with five guest bedrooms, a fully equipped studio for art & handicraft sessions and a pool – and all to your own specifications. Even in the current economic climate, I feel sure that this is a very good investment, notwithstanding potential difficulties with the administration, builders etc.

I look forward to hearing from you soon.

Yours sincerely

JPT

Jean-Pierre TASTET

TOURNEZ LA PAGE

 Document 5:

Subject: Re: Aid for tourism development
From: Alain Bidault
Date: 28 Jan 2011 11:05:51 +0100
To: ron.green@greenmail.com

Mr Green

In reply to your email, I attach some documents for you to read which explain the general procedures when applying for tourism development aid. They are in French so you may need to have them translated. To summarize:

1. Each French Région and Département has its own policy regarding financial aid for tourism development and you will have to contact the appropriate authority yourself.
2. Financial aid is always given on a quid pro quo basis: in other words, your property would have to be let exclusively through the local tourism organisation for a period varying between three and ten years, depending on the area and it must be open for tourism purposes at least six months per year.
3. It must be affiliated to an organisation such as Gîtes de France and meet all their requirements as to quality of accommodation, room sizes, equipment, facilities etc.
4. Furthermore, it must be approved by the local authority.
5. Some areas restrict financial help to agricultural workers or farm-owners. Others will only give help to non-profit-making social tourism bodies.
6. The amount invested by the local authority will depend on the "value" of the project for the community, depending on the local plan.
7. Financial help can be given for most aspects of a restoration, in particular "green" or "ecological" projects which may involve renewable energies or sustainable development.
8. All work must be undertaken by approved local enterprises and invoices produced.
9. To the best of my knowledge, financial help would be restricted to the accommodation part of the development and would not be available for the creation of a studio etc.

From what you have told me, it seems that you may experience some difficulty in obtaining financial aid since your project does not seem to meet many of the above criteria. However, I suggest that once all the details and plans are available, you contact the appropriate body for advice and assistance. They are always interested in "green" or renewable energy ideas.

Good luck with your project!

Best regards

Alain Bidault

