

DATED

2021

(1) CHEPPING WYCOMBE PARISH COUNCIL

(2) FLACKWELL HEATH MINORS FOOTBALL CLUB

LEASE

relating to

Green Dragon Lane Sports Ground

Green Dragon Lane

Flackwell Heath

THIS LEASE is made the day of Two Thousand and twenty one
BETWEEN

- (1) CHEPPING WYCOMBE PARISH COUNCIL of Chepping Wycombe Council Offices Cock Lane Penn High Wycombe HP10 8DS ("the Landlord") and
- (2) FLACKWELL HEATH MINORS FOOTBALL CLUB ("the Club") acting by the signatures of
- a) [Signature] [Chairman]
- b) [Signature] [Secretary]
- and c) KIM AYRES of 17 Argentea, Bucks HP10 9PL [Treasurer]
- ("the Tenant")

1. In consideration of the rents payable in this Lease and of the Tenant's obligations hereinafter contained in it the Landlord lets to the Tenant for use all the building known as the Green Dragon Lane Sports Ground and Pavilion, Green Dragon Lane, Flackwell Heath, Bucks (together known in this Lease as "the Property") shown for identification purposes only edged red on the annexed plan ("the Plan") which comprises:

- a) The Pavilion and Club with changing and toilet facilities (collectively known as "the Pavilion" and shown coloured brown on the Plan
- b) The Sports Field ("the Sports Field") as shown hatched green on the Plan;
- c) The Car Parking Area ("the Car Parking Area") as shown coloured blue on the Plan; and
- d) Play area ("the Play Area") as shown coloured in pink on the Plan

TO HOLD for the term of ~~up to ten years from 1st April 2020~~ 1st April 2021 ("the Lease Period") ~~with a break clause after five years dependent up tenant behaviour~~ subject to determination as hereinafter provided paying to the Landlord ~~until from~~ 1st April 2021 the yearly rent in advance of **Three thousand pounds per annum (£3,000)** on 1st April 2021 or the appropriate proportionate part of the annual rent calculated daily on the date hereof and thereafter the yearly rent as provided in Clause 9.

TOGETHER with a right of way for all purposes at day and night with or without vehicles and on foot in connection with the use of the Property and the adjacent sports ground over and along the land coloured brown on the Plan.

The rent is to be increased in accordance with Clause 9

TENANT'S OBLIGATIONS

Payments:

1. The Tenant is to pay the Landlord:
 - 1.1 The rent
 - 1.2 The insurance charge in accordance with Clause 3 together with the cost of any insurance revaluation undertaken by the Landlord (and these are to be paid as rent) and
 - 1.3 the cost of any works to the Property which the Landlord does if the Tenant defaults.
 - 1.4 Value Added Tax on any payments made by the Tenant to the Landlord should the Landlord become legally obliged to charge it.
2. The Tenant is also to make the following payments with Value Added Tax where payable:
 - 2.1 All periodic rates taxes and outgoings relating to the Tenant's use of the Property including any imposed after the date of this Lease (even if of a novel nature) to be paid promptly to the authorities to whom they are due
 - 2.2 The cost of the grant renewal of continuation of any Justice's or entertainment licence or other registration for the use allowed to be paid promptly to the appropriate authority when due.
 - 2.3 The costs of the supply (including meter and maintenance) of water, gas, electricity and any other utilities to the Property.

Insurance and Insurance Charge

3. The Landlord and the Tenant agree that:-
 - 3.1 The insurance charge is the amount paid by the Landlord for insuring the Property by the Landlord in complying with its obligations under Clause 12.
 - 3.2 The insurance charge shall be paid within 28 days of demand.
 - 3.3 The Tenant will ensure that the Landlord is notified annually or promptly on request from time to time with the names and addresses of two keyholders to the Property (Pppavilion and gate).

Use

4. The Tenant is to comply with the following requirements as to the use of the Property and any part of it and it is not to authorise or allow anyone else to contravene them.
 - 4.1 (a) To use the Pavilion as a sports pavilion comprising a clubroom and licensed bar, changing rooms and toilet facilities.
 - (b) To use the Sssports ground-Field for the playing of cricket and football or such other sports as the Landlord may agree from time to time.

(c) To use the Car Parking Area for the parking of private motor vehicles in connection with the use of the Pavilion and the Sports Field and for no other purpose;

- 4.2 Not to do anything which might invalidate any insurance policy covering the Pavilion or its use or which might increase the premium.
- 4.3 Not to use any part of the Property for any activities which are dangerous, offensive, noxious, illegal or immoral or which are or may become a nuisance or annoyance to the Landlord or to any neighbouring property.
- 4.4 Save for any that currently exist not to display any signs on the outside of the Pavilion unless the Landlord consents to them in writing (and the Landlord is not entitled to withhold that consent unreasonably).
- 4.5 Not to overload the floors or walls of the Pavilion.
- 4.6 To comply with the terms of every Act of Parliament order regulation byelaw, rule, licence and registration authorising or regulating how the Pavilion is used and to obtain renew and continue any licence or registration which is required for such use.
- 4.7 To insure its contents at the Pavilion and to maintain public liability insurance cover [of not less than five million pounds (£5,000,000)] in respect of their use and other persons permitted by them to use the Pavilion and the Sports Field and the Car Parking Area, and to produce to the Landlord, ~~if~~ on request, details of the public liability cover
- 4.8 Subject to the limitations in Clause 16.5 to indemnify the Landlord against all costs claims or loss for damages to a person or that persons property incurred directly or indirectly out of any injury or loss sustained whilst on the Property provided that person is authorised by the Tenant to use the Property or any part of it.
- 4.9 To keep the Pavilion supplied with such firefighting equipment and alarms as may be required by the Landlord's insurers and the fire authority (or as the Landlord may reasonably require) and to maintain such equipment to its satisfaction and in efficient working order and at least once in every twelve months to cause the firefighting equipment to be inspected by a competent person.
- 4.10 Following the initial provision by the Landlord of the certificates for the electrical and gas installation (including the central heating and hot water boiler systems) to obtain further certificates as required by the initial or previous certificates as the case may be or as required by law or the supplier and to produce the same to the Landlord on request.
- 4.11 To carry out annual safety checks to the electrical equipment at the Property.

- 4.12 To ensure that members ~~and~~ visitors parking vehicles at the Property ~~do so~~ without causing a nuisance, obstruction or hindrance to local residents and do not at any time park on the grass or other verges whether ~~to the~~ car park is full or not.

Access

5. The Tenant is to give the Landlord or anyone authorised by it ~~in writing~~ access to the Pavilion Property, the Sports Field and Car Parking Area
- 5.1 for ~~these the following~~ purposes:
- (a) ~~i~~ inspecting the condition of the Property or how ~~they are it is~~ being used.
 - (b) ~~Doing carrying out~~ works ~~which the Landlord is permitted to do under Clause 6.6(c).~~
 - (c) ~~c~~ Complying with any statutory obligation.
 - (d) ~~y~~ Valuing the Property whether for insurance purposes or otherwise.
- 5.2 and on not less than seven days' prior written notice except in cases of an emergency when no notice shall be required;
- 5.3 and the Landlord is promptly to make good all damage caused to the Property and any of the Tenant's goods there in exercising these rights
- 5.4 The Tenant is to give access to the Sports Field and Car Parking Areas (if applicable) to ~~T-Mobile (UK) the tenant Ltd or its successor in title~~ pursuant to the terms of any lease agreement ~~dated 3rd March 2003 and~~ made between Chepping Wycombe Parish Council ~~(1) and T-Mobile (UK) Ltd (2) and~~ a mobile telephone network operator
- 5.5 The Tenant will give access to the Sports Field to the Southern Electricity Board pursuant to the Deed of Grant referred to in Clause 8.4 hereof.
- 5.6 The Tenant is to give access to the Sports Field alone to the public for recreational purposes when not in use for the Tenant's organised activities.

Condition

6. The Tenant is to comply with the following duties in relation to the Pavilion:
- 6.1 To maintain the Pavilion in a good state of repair and condition.
- 6.2 To decorate the inside and exterior of the Pavilion in the last three months of the lease period or every five years should the lease be continued (however it ends) save, ~~Except~~ to the extent that is has been decorated in the previous year.

- 6.3 When decorating the exterior of the Property the Tenant is to use the colours and the types of finish used previously.
- 6.4 To ~~do~~ carry out works to the Property which any authority acting under an Act of Parliament requires.
- 6.5 But the Tenant need not:
- (a) aAlter or improve the Property.
 - (b) mMake good damage caused by an insured risk except to the extent that the policy monies have not been paid because of any act or default of the Tenant.
- 6.6 If the Tenant fails to do any work which this lease requires it to do and the Landlord gives ~~him~~ it written notice to do it the Tenant is to:
- (a) sStart the work within two months or immediately in case of emergency and
 - (b) proceed diligently with the work.
 - (c) in default permit the Landlord to do the work at the expense of the Tenant.
- 6.7 Not to make any alterations or additions to the Property or the Ssports ~~ground~~ Field unless with the Landlord's prior consent in writing (and the Landlord is not entitled to withhold that consent unreasonably).
- 6.8 To carry out any work required by this Lease in accordance with the then legislative requirements.
- 6.9 To maintain the Sports Field for the purposes of playing football ~~(and cricket)~~.
- 6.10 To maintain the Car Parking Area in a reasonable state and condition.
- 6.11 To ensure that the Property is kept clear of litter and debris at all times and particularly after organised activities shall have taken place.
- 6.12 To ensure that the vehicle gates are securely locked except during matches or training sessions or for grounds' maintenance. To regularly change the code on the lock and advise the Landlord of each change of the code. Should the ground Property be invaded occupied by Travellers trespassers via unlocked gates, the Tenants shall be responsible for their removal and any damage caused by them.

Transfer and underletting

7. The Tenant is to comply with the following:
- 7.1 The Tenant is not to share occupation of the Property or any part or parts thereof and save as referred to in this clause no part of it is to be transferred sublet or occupied separately from the remainder.
- 7.2 the Tenant is permitted to transfer this Lease to Trustees of the Club from time to time.
- 7.3 Occupation by others of the Pavilion is permitted ~~and is to be~~ on the following basis only:
- (a) tTo responsible adults and organisations (in this clause called "the Occupiers").
 - (b) pPriority is to be given to Occupiers serving the local community.

(c) ~~t~~The Occupiers are to comply with the terms of this Lease.

(d) The Club are to advise the Landlord of all such Occupiers on a regular basis and promptly on demand and to account to them for 40% of the hiring fees with independently verifiable evidence of such fees.

7.4 To actively encourage Occupiers of the Property to ensure that it is used beneficially for the local community and in particular the Tenant shall ~~consider~~take into account any recommendations or referrals from the Landlord

7.5 ~~To allow the Sports Field to be used by the High Wycombe Cricket Club and if for any reason the club should cease to use the sports ground the Tenant shall actively seek another community user subject to the approval of the Landlord (such consent not to be unreasonably withheld)~~

7.56 The Tenant is responsible for all the transfer and underletting arrangements but if no agreement can be arrived at after a reasonable time for negotiation and discussion then the Landlord may determine such arrangements.

Other Matters

8. The Tenant:

8.1 ~~i~~ts to give the Landlord a copy of any notice concerning the Property as soon as it receives it.

8.2 ~~i~~ts not to apply for planning permission relating to the use or alteration of the Property or the sports ground unless the Landlord gives prior written consent ~~in advance~~.

8.3 ~~Will co-operate with~~surrender to the Landlord on demand with vacant possession and free from encumbrances to develop a children's PLAY AREA on the part of the PROPERTY Property (shown coloured pink on the attached plan marked "plan B" for the development of a childrens' play area by the Landlord ; size) ~~since this would be of mutual benefit.~~

8.4 The Property is subject to a Deed of Grant dated 29th October 1979 made between Chepping Wycombe Parish Council (1) Southern Electricity Board (2) ("Deed") and the Tenant shall not carry out or allow to be carried out any activity on the Property which shall be in breach of the Landlord's obligations under the terms of the Deed.

Rent Review

9. The rent payable is to be reviewed as follows:

9.1 For the purposes of this clause the terms defined in this sub-clause have the meanings specified

(a) "the Base Figure" means £3,000.

(b) "the Increase" means the amount, if any, by which the Index for the month preceding the relevant review exceeds the Base Figure.

(c) "the Index" means the Index or Retail Prices published by the Department of Employment of any successor Ministry or Department.

(d) "the First Review Date" shall be 31 March 202~~4~~¹ and subsequent review dates shall be annually thereafter.

(e) "a Review Period" means a period beginning on any review date and ending on the date before the next review date, and qualified uses of the terms are to be construed accordingly.

9.2 Ascertaining the Rent

(a) The Rent

Until the First Review Date the rent is to be the initial rent of £3,000.00 per annum and thereafter during each successive Review Period the rent is to be a sum equal to the greater of the rent payable under this Lease immediately before the relevant review date or the revised rent that is ascertained in accordance with this clause.

(b) The rent for a Review Period is to be the initial rent of £3,000.00 plus the amount that bears the same proportion to the initial rent as the increase bears to the Base Figure.

9.3 Changes in the Index

If the reference base used to compile the Index changes after the date of this Lease the figure taken to be shown in the Index after the change is to be the figure that would have been shown in the Index if the reference base current at the date of this Lease had been retained.

9.4 The parties acknowledge that the initial rent of £3,000.00 is less than the open market rental for the Pavilion, Sports Field and Car Parking Area and is based upon the Tenant being a non-profit making organisation and if at any time the Tenant is found to cease to be a non-profit making organisation but becomes a profit-making organisation then the Landlord can call for a review of the rental on the review date to an open market valuation for the Property and such open market rental shall then become the annual rent which shall then be subject of review as hereinafter provided.

9.5 For the purpose of clauses 9.4 and 16.6 hereof the definition of non-profit making organisation is one where the income of the Tenant is raised from its members by way of subscription or donation or fund raising activities and occupational arrangements with local community groups who pay for the use of the facilities of the Property PROVIDED ALWAYS THAT the Tenant does not distribute its surplus income by way of a dividend or distribution to its members.

9.6 For the purposes of clause 9.4 hereof open market valuation is defined as a rental payable by a profit-making organisation and in the event of the parties hereto failing to agree upon the level of an open market rental within six months of the Landlord calling for a review of the rental to an open market

rental the matter shall be determined by an Arbitrator appointed in accordance with Clause 16.4 hereof.

9.7 Arbitration

If it becomes impossible to calculate the rent for any review period by reference to the Index because of any change in the methods used to compile the Index after the date of this Lease or for any other reason whatever, or if any dispute or question whatever arises between the parties as to the amount of the rent for any review period or open market rental or the construction or effect of this clause, then the rent for that review period or the disputed matter is to be determined by the arbitrator in accordance with clause 16.4.

Damage

10. If the Pavilion is damaged by any risks to be insured under Clause 12 and as a result of that damage the Pavilion or any part of it cannot be used for the use allowed,
 - 10.1 the rent or a fair proportion of it is to be suspended until the Property is fully restored.
 - 10.2 If at any time it is unlikely that the Property will be fully restored the Landlord (so long as it has not willfully delayed the restoration) or the Tenant may terminate this Lease by giving three months' notice to the other in which case:
 - (a) the insurance money belongs to the Landlord and
 - (b) the Landlord's obligation to make good damage under clause 12 ceases.
- 10.3 Any dispute arising under any part of this clause is to be decided by arbitration under clause 16.4.

LANDLORD'S OBLIGATIONS AND FOREFEITURE RIGHTS AND DETERMINATION

Quiet Enjoyment

- 11 While the Tenant complies with the terms of this Lease the Landlord is to allow the Tenant to possess and use the Property without lawful interference from the Landlord.

Insurance

12. The Landlord agrees with the Tenant;
 - 12.1 the Landlord is to keep the Property [and the sports ground] insured with reputable insurers to cover;
 - (a) full rebuilding site clearance professional fees Value Added Tax and three years' loss of rent;
 - (b) against fire, lightning, explosion, earthquake, landslip, subsidence heave, riot, civil commotion, aircraft, aerial devices, storm, flood water, theft impact by vehicles damage by malicious

persons and vandals and third party liability and any other risks reasonably required by the Landlord so far as cover is available at the normal insurance rates for the locality and subject to reasonable excesses and exclusions;

- 12.2 and to take all necessary steps to make good as soon as possible damage to the Property caused by insured risks except to the extent that the insurance money is not paid because of the act or default of the Tenant.
- 12.3 To give to the Tenant at its request once a year particulars of the insurance pPolicy and evidence from the insurer that it is in force.
- 12.4 That the Tenant is not responsible for any damage for which the Landlord is compensated under the insurance policy.

Services

13. The Landlord is to maintain the state and condition of the boundary hedges and trees marked with an inwards "T" on the Plan.

Forefeiture:

14. This Lease comes to an end and the Landlord is entitled to take over the Property IF;
- (a) payment of any rent is twenty one days overdue;
 - (b) the Tenant has not complied with the terms in this Lease.

End of Lease

15. When this Lease ends the Tenant is to:
- 15.1 return the Property to the Landlord leaving it in the state and condition in which this Lease requires the Tenant to keep it.
- 15.2 (If the Landlord so requires) Remove anything the Tenant fixed to the Property and forthwith make good any damage which that causes.

LANDLORD

- 16.1 The Landlord includes the person who at any particular time has the right to receive rent under this Lease.

TENANT

- 16.2 The Tenant includes the person who at any particular time is given the right by this Lease to possess the Property.

SERVICE OF NOTICES

16.3 The rules about serving notices in Section 196 of the Law of Property Act 1925 (as ~~since~~ amended) apply to any notice given under this Lease.

ARBITRATION

16.4 Any matter which this Lease requires to be decided by arbitration is to be referred to a single arbitrator under the Arbitration Acts. The Landlord and the Tenant may agree the appointment of an arbitrator or either of them may apply to the President of the Royal Institute of Chartered Surveyors to make the appointment

LIABILITY OF TENANT

16.5 It is agreed that the liability of the Tenant and its signatories hereto being officers of the Club shall be limited to the extent of the assets of the Club and the proceeds of any Public Liability insurance cover maintained by it.

LANDLORD'S BREAK OPTION

17. The Landlord may determine this Lease on 31 March 2025 on giving to the Tenant not less than [six/three months'] prior written notice whereupon this Lease shall cease and determine but without prejudice to the rights and remedies of either party against the other in relation to antecedent matters

GRANT STATEMENT

~~16.18~~ 6 The Landlord and the Tenant wish to record that the initial rent of £3,000.00 has been agreed to reflect a reasonable return to the Landlord of the cost to it of constructing and laying out the Property and that it does reflect that the Tenant is a non-profit making organisation as defined in Clause 9.5 hereto. It is the intention (but not ~~so as to create a legally binding obligation to do so~~) that the Landlord (as a public body) will annually give grants to the Tenant, a maximum rebate of 50%, being part of the rent to offset the cost to the Club in recognition that it provides sporting facilities to over 60% of their members with the Landlord's parish area. This rebate ~~to shall~~ be a sliding scale ~~dropping-decreasing~~ to 40% if the percentage of membership from the Landlord's parish area falls to between 40% and 60%. In connection with such grant the Tenant shall notify the Landlord promptly on an annual basis of the number of children registered as members of the Club using the facilities ~~within at~~ the Property, and the Tenant shall also advise the Landlord

whether or not it retains its non-profit making status. Such grant will ~~also~~ depend upon the strict compliance with the terms of this Lease by the Tenant.

19. LANDLORD & TENANT ACT 1954

Exclusion from Landlord and Tenant Act 1954

19.1 The Landlord and the Tenant confirm that:-

- (a) on 2021 the Landlord served on the Tenant the notice referred to in Section 38(A)(3)(a) of the Landlord and Tenant Act 1954 (as amended) applying to the tenancy created by this Lease before the Tenant entered into this Lease or became contractually bound to do so
- (b) the Tenant or a person duly authorised by the Tenant to do so made a statutory declaration dated 2021 in accordance with the requirements of Section 38(A)(3)(b) of the Landlord and Tenant Act 1954 (as amended) and
- (c) there is no agreement for lease to which this Lease gives effect

19.2 Where the said statutory declaration was made by a person other than the Tenant the Tenant confirms that such person was duly authorised by the Tenant to make the said statutory declaration on its behalf

19.3 The Landlord and the Tenant agree that the provisions of Sections 24 to 28 of the Landlord and Tenant Act 1954 (as amended) are excluded in relation to the tenancy created by this Lease

Signed as a deed by

..... the Chairman

Of the Tenant

.....

In the presence of;

..... Treasurer of the

Tenant

.....

..... Secretary of

The Tenant

.....

Signed as a deed by the said
KATRINA WOOD the Chairman
of the Landlord:

.....

Signed as a deed by the said
DAVID JOHNCOCK the Vice-chairman
of the Landlord:

.....

In the presence of:

.....

WENDY THOMPSON, Clerk of the Council

~~September 2021~~

**REPORT OF THE LOUDWATER BOWLS CLUB MEETING
MONDAY 6TH SEPTEMBER 2021**

Membership of the Loudwater Bowls Club.

The membership of the Loudwater Bowls Club is 16 and 2 Social Members.

Facebook

At the last Open Spaces Meeting Luca ask would the Loudwater Bowls Club be interested in going on to Facebook.

I raised the possibility of inviting Luca to the next Bowls Club Meeting to discuss what he would need to know about the Club.

Next meetings:

Club Meeting - Monday 11th October 2.pm in the afternoon

AGM Saturday 16th October 11.30 in the morning

Thankyou

The Committee were very pleased with the work that has been done by Community Pay Back Team around the Derchams Lane Sports Ground and would like to thank the Council.

Gulley

The Bowls Club Committee would like the gulley that runs down the side of the track towards the Bowls Club to be checked - it is overgrown with weeds and grass. The gulley can't be seen when you come up out of the car park - occasionally cars have ended in the gulley and they have had to ask the farmer to pull them out with the tractor.

Could this be something for the Community Pay Back Team.

Cllr C Jordan
8 September 2021

- 1 Pedestrian Footpath**
2m wide footpath to an adoptable specification between the rear of 10 Carter Walk and the junction with CWY/15/1 in the south of the site (Condition 5)
- 2 Cycle and Pedestrian Path**
3m wide cycle and pedestrian connection to an adoptable specification along the alignment of CWY/15/1 within the site (Condition 5)
- 3 Diverted Public Right of Way**
2m wide pedestrian path between 10 Carter Walk and Cock Lane formally diverted section of Public Right of Way (CWY/14/1) (Condition 5)
- 4 Neighbourhood Equipped Area of Play (NEAP)**
Minimum activity zone of 1000 sq m, comprising of an area of play equipment and a hard surface area of at least 465 sq m, 30m buffer zone between the activity zone and the boundary of the nearest property (Condition 14)
- 5 Local Area of Play (LAP)**
Minimum activity zone of 100 sq m for under-6s, located within one minute's walking time, 5m buffer zone between the activity zone and the boundary of the nearest property (Condition 14); subject to Reserved Matters Application (RMA) for development parcels.
- 6 Primary Access Road**
To adoptable standards
- 7 Secondary Access Roads**
Subject to Reserved Matters Application (RMA) for development parcels. Design shown is indicative.
- 8 Tertiary Access roads**
Subject to Reserved Matters Application (RMA) for development parcels. Design shown is indicative.
- 9 Swales**
Sustainable Urban Drainage Systems (SUDS)
- 10 Village Green**
Subject to Reserved Matters Application (RMA) for development parcels. Design shown is indicative.
- 11 Cock Lane Entrance**
In line with the agreed S278 works



06/10/2021

Chepping Wycombe Parish Council

Page 1

14:35

Detailed Income & Expenditure by Budget Heading 30/09/2021

Month No: 6

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
Open Spaces						
<u>101 General Amenity</u>						
4037 Grounds Maintenance	4,006	7,000	2,994		2,994	57.2%
General Amenity :- Indirect Expenditure	<u>4,006</u>	<u>7,000</u>	<u>2,994</u>	<u>0</u>	<u>2,994</u>	<u>57.2%</u>
Net Expenditure	<u>(4,006)</u>	<u>(7,000)</u>	<u>(2,994)</u>			
<u>102 Railway Land & Magpie Wood</u>						
4013 Rental	0	250	250		250	0.0%
4037 Grounds Maintenance	3,100	4,500	1,400		1,400	68.9%
Railway Land & Magpie Wood :- Indirect Expenditure	<u>3,100</u>	<u>4,750</u>	<u>1,650</u>	<u>0</u>	<u>1,650</u>	<u>65.3%</u>
Net Expenditure	<u>(3,100)</u>	<u>(4,750)</u>	<u>(1,650)</u>			
<u>103 King's Wood</u>						
1002 Permits	375	150	(225)			250.0%
King's Wood :- Income	<u>375</u>	<u>150</u>	<u>(225)</u>			<u>250.0%</u>
4037 Grounds Maintenance	584	8,000	7,416		7,416	7.3%
4059 Fees	0	2,000	2,000		2,000	0.0%
King's Wood :- Indirect Expenditure	<u>584</u>	<u>10,000</u>	<u>9,416</u>	<u>0</u>	<u>9,416</u>	<u>5.8%</u>
Net Income over Expenditure	<u>(209)</u>	<u>(9,850)</u>	<u>(9,641)</u>			
<u>104 Tylers Green Common & Pond</u>						
1002 Permits	1,228	1,000	(228)			122.8%
1004 Service Charges	56	100	44			56.5%
1078 Maintenance Costs Recovered	0	500	500			0.0%
Tylers Green Common & Pond :- Income	<u>1,285</u>	<u>1,600</u>	<u>315</u>			<u>80.3%</u>
4012 Water	332	1,000	668		668	33.2%
4014 Electricity	75	150	75		75	50.2%
4037 Grounds Maintenance	2,483	5,000	2,517		2,517	49.7%
Tylers Green Common & Pond :- Indirect Expenditure	<u>2,891</u>	<u>6,150</u>	<u>3,259</u>	<u>0</u>	<u>3,259</u>	<u>47.0%</u>
Net Income over Expenditure	<u>(1,606)</u>	<u>(4,550)</u>	<u>(2,944)</u>			
<u>105 Allotments</u>						
1001 Rents	4,133	5,100	967			81.0%
Allotments :- Income	<u>4,133</u>	<u>5,100</u>	<u>967</u>			<u>81.0%</u>

Continued over page

Detailed Income & Expenditure by Budget Heading 30/09/2021

Month No: 6

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
4012 Water	803	1,500	697		697	53.5%
4037 Grounds Maintenance	200	3,000	2,800		2,800	6.7%
Allotments :- Indirect Expenditure	<u>1,003</u>	<u>4,500</u>	<u>3,497</u>	<u>0</u>	<u>3,497</u>	<u>22.3%</u>
Net Income over Expenditure	<u>3,130</u>	<u>600</u>	<u>(2,530)</u>			
<u>106 General Recreation</u>						
1002 Permits	1,392	0	(1,392)			0.0%
General Recreation :- Income	<u>1,392</u>	<u>0</u>	<u>(1,392)</u>			
4037 Grounds Maintenance	6,319	8,000	1,681		1,681	79.0%
4060 Other Professional Fees	178	500	322		322	35.6%
General Recreation :- Indirect Expenditure	<u>6,497</u>	<u>8,500</u>	<u>2,003</u>	<u>0</u>	<u>2,003</u>	<u>76.4%</u>
Net Income over Expenditure	<u>(5,105)</u>	<u>(8,500)</u>	<u>(3,395)</u>			
<u>107 Derehams</u>						
1001 Rents	2,679	8,000	5,321			33.5%
1002 Permits	273	2,500	2,227			10.9%
Derehams :- Income	<u>2,952</u>	<u>10,500</u>	<u>7,548</u>			<u>28.1%</u>
4012 Water	1,194	1,400	206		206	85.3%
4014 Electricity	1,220	2,000	780		780	61.0%
4036 Property Maintenance	95	500	405		405	19.0%
4037 Grounds Maintenance	2,224	9,000	6,776		6,776	24.7%
4038 Maintenance Contract	0	300	300		300	0.0%
Derehams :- Indirect Expenditure	<u>4,734</u>	<u>13,200</u>	<u>8,466</u>	<u>0</u>	<u>8,466</u>	<u>35.9%</u>
Net Income over Expenditure	<u>(1,782)</u>	<u>(2,700)</u>	<u>(918)</u>			
<u>108 Dog Bins</u>						
4401 Waste Collection	1,565	7,000	5,435		5,435	22.4%
Dog Bins :- Indirect Expenditure	<u>1,565</u>	<u>7,000</u>	<u>5,435</u>	<u>0</u>	<u>5,435</u>	<u>22.4%</u>
Net Expenditure	<u>(1,565)</u>	<u>(7,000)</u>	<u>(5,435)</u>			
<u>109 Projects</u>						
4062 Projects	6,300	20,000	13,700		13,700	31.5%
Projects :- Indirect Expenditure	<u>6,300</u>	<u>20,000</u>	<u>13,700</u>	<u>0</u>	<u>13,700</u>	<u>31.5%</u>
Net Expenditure	<u>(6,300)</u>	<u>(20,000)</u>	<u>(13,700)</u>			
Open Spaces :- Income	10,137	17,350	7,213			58.4%
Expenditure	30,680	81,100	50,420	0	50,420	37.8%
Movement to/(from) Gen Reserve	<u>(20,543)</u>					

Continued over page

OPEN SPACES

Open Spaces

	20/21 Actuals	Actual Yr to Date (Month 6)	Prorate month 6+ (times 12/5)	Budget View 21/22	Budget View 22/23	Comments 22/23	Variance	Variance %
101								
General Amenity								
4013 Rental	0	0	0					
4020 Establishment Cost Misc		0	0					
4037 Grounds Maintenance	6,914	4,006	9,614	7,000	7,000		0	0%
General Amenity Exp	6,914	4,006	9,614	7,000	7,000			
1001 Rents	0	0	0	0	0			
General Amenity inc	0	0	0	0	0			
102								
Railway Land & Magpie Wood								
4013 Rental	250	0	0	250	250		0	0%
4037 Grounds Maintenance	7,500	3,100	7,440	4,500	4,500		0	0%
Railway Land & Magpie Wood Exp	7,750	3,100	7,440	4,750	4,750			
103								
King's Wood								
4037 Grounds Maintenance	8,000	584	1,402	8,000	8,000		0	0%
4059 Fees	1,950	950	2,280	2,000	2,000		0	0%
King's Wood Exp	9,950	1,534	3,682	10,000	10,000			
1002 Permits	483	375	900	150	150		0	0%
1079 Miscellaneous	0	0	0					
1004 Service Charges	177	0	0	0	0		0	
King's Wood Inc	660	375	900	150	150			
104								
Tylers Green Common & Pond								
4012 Water	728	332	797	1,000	1,000		0	0%
4014 Electricity	184	75	180	150	150		0	0%
4037 Grounds Maintenance	3,006	2,483	5,959	5,000	5,000		0	0%
TG Common & Pond Exp	3,918	2,890	6,936	6,150	6,150			
1002 Permits	1,416	1,228	2,947	1,000	1,000		0	0%
1004 Service Charges	47	56	134	100	100		0	0%
1078 Maintenance Costs Recovered	625	0	0	500	500		0	0%
TG Common & Pond Inc	2,087	1,283	3,079	1,600	1,600			
105								
Allotments								
4012 Water	994	803	1,927	1,500	1,500		0	0%
4037 Grounds Maintenance	3,065	200	480	3,000	3,000		0	0%
Allotment Exp	4,059	1,003	2,407	4,500	4,500			
1001 Rents	5,608	4,133	9,919	5,100	5,100		0	0%
Allotment Inc	5,608	4,133	9,919	5,100	5,100			
106								
General Recreation								
4014 Electricity	0	0	0					
4037 Grounds Maintenance	7,988	6,319	15,166	8,000	8,000		0	0%
4060 Other Professional Fees	250	178	427	500	500		0	0%
General Recreation Exp	8,238	6,497	15,593	8,500	8,500			

APPENDIX E

OPEN SPACES

Open Spaces

	20/21 Actuals	Actual Yr to Date (Month 6)	Prorate month 6+ (times 12/5)	Budget View 21/22	Budget View 22/23	Comments 22/23	Variance	Variance %
1002 Permits	0	1,392	3,341	0	0		0	
1079 Miscellaneous	533	0	0				0	
General Recreation Inc	533	1,392	3,341	0	0			
107								
Derehams								
4012 Water	823	1,194	2,866	1,400	1,400		0	0%
4014 Electricity	1,517	1,220	2,928	2,000	2,000		0	0%
4036 Property Maintenance	453	95	228	500	500		0	0%
4037 Grounds Maintenance	8,158	2,224	5,338	9,000	9,000		0	0%
4038 Maintenance Contract	115	0	0	300	300		0	0%
Derehams Exp	11,066	4,733	11,359	13,200	13,200			
1001 Rents	2,463	1,917	4,601	8,000	8,000		0	0%
1002 Permits	705	1,583	3,799	2,500	2,500		0	0%
1004 Services Charges	0	0	0					
Derehams Inc	3,168	3,500	8,400	10,500	10,500			
108								
Dog Bins								
4401 Waste Collection	4,604	1,565	3,756	7,000	11,310	Increase if required once weekly	4,310	62%
Dog Bins Exp	4,604	3,055	7,332	7,000	11,310			
TOTALS								
PROJECTS	19,274	6,300		22,000	0		-22,000	-100%
Gross exc EMR exc Projects				83,101	65,411		-17,690	-21%
Income				17,350	17,350		0	0%
Net				65,751	48,061		-17,690	-27%
EMR Railway Land	0			2,000			-2,000	-100%
EMR Kingswood	5,000			8,000			-8,000	-100%
EMR TG Common	0			7,000			-7,000	-100%
EMR Derehams Park	10,000			10,000			-10,000	-100%
EMR Play Area equipment	9,800			5,000			-5,000	-100%
EMR Totals	24,800			32,000	0		-32,000	-100%
Projects				22,000				