

Expenditure report for the year Nov 20 to Oct 21

This report covers the energy, waste, gardening, cleaning, maintenance, fire and safety testing and repairs, improvements and projects sections of the annual accounts.

Gas and electricity: The gas and electricity costs for the year were £2186 as compared to a budget of £2229. The usage was much reduced compared to 2019-20 due to the continuing covid pandemic. The improved roof insulation and completion of the change to LED lighting also helped to reduce costs. The gas contract with Avantigas and the electricity contract with BG Lite came to an end on 30 June and with the help of a broker the supplies were re-tendered. The changeover was delayed due to the change of charity name but new three year contracts were placed with Opus Energy for gas (expiry 31/8/24) and Scottish Power for electricity (expiry 30/9/24) in the autumn. The rates were fixed before the large hike in gas and electricity prices and if we were tendering now the costs would be approx. £3000 higher.

Water and wastewater: The drinking water, waste water and rainwater disposal cost for the year was £359 as compared to a budget of £886. The cost was reduced due to low building usage due to covid and also rebates given to all business users by United Utilities.

Waste disposal: The cost of waste disposal was £596 as compared to a budget of £620. The cost was reduced by signing a contract with Gaskells and emptying the bins fortnightly instead of weekly. It is intended that fortnightly emptying can continue.

Broadband: The costs were £661 as compared to a budget of £605. No reduction in charges was obtained due to the pandemic. The reliability of the system has been excellent. A new unlimited business contract was signed with BT in June 2021.

Gardening: The cost of the gardening services provided by Rob Walker was £4363 as compared to a budget of £4280. Rob provided a good service including addition tasks such as mowing the grass banks, emptying the bins local to the picnic tables and clearing out the midden. No savings were possible during covid as the gardens required the usual attention.

Grass & hedge cutting The cost of mowing the field and cutting the hedges and verges was £1668 as compared to a budget of £2230. Two late invoices will be paid through the next year accounts. Rayner Groundcare provided an excellent service.

Tree surgery: No tree pruning or reduction was carried out during the year. A tree condition report was obtained at a cost of £360 and reported all the trees to be in acceptable condition. A programme of work is planned for the coming year.

Cleaning and materials: The cost of cleaning was £2647 as compared to a budget of £3549. The cost was reduced due to the covid related shutdowns of the TCC and on re-opening the frequency of cleaning was reduced. Molly Mop Cleaning co-operated well with the situation and provided a good service. The reduction in Molly Mop cleaning frequency was only possible due to the trustees and volunteers performing additional cleans each week and it is hoped that this can continue.

Covid relates costs: Most of the investment required took place in year 2019-20 and only £61 was spent against a budget of £211.

Print, post and stationery: This cost £108 as compared to a budget of £129.

Routine maintenance: This amounted to £3596 versus a budget of £2041. General repairs, re-decoration and covid related costs from James Blackford were £1691 who again provided an excellent service at low cost. If we had to use contractors such as TRH this figure would more than double. Other significant payments were £222 APEC for the asbestos survey report, £383 to Barlows for investigations/replacement of a central heating controller and £180 for a new fridge. General maintenance and Tarpoley DIY costs came to £1120

Website expenses: The cost of operating the Village Venue website was £513 as compared to a budget of £730.

Insurance: The total cost came to £2308 as compared to a budget £1956. The TCC building was surveyed by Sedgwick International in Jan to update the Reinstatement Cost Assessment (RCA). The resulting figure of

£1.85M is a big increase on the former RCA value of £1.45M. The replacement value of the contents was assessed at £50K. These figures resulted in an increase in the NFU Mutual insurance premium to £2494, payable as £208/mth. Public liability Insurance and Employers Liability Insurance, each £5M are included. The Sedgwicks survey cost £810, 50% of which was paid by NFU Mutual. The Trustees Liability Insurance premium was £222.

Fire Alarm, Emergency Lighting and Fire extinguisher testing and repairs: The Barlows cost of testing and repairs for the fire alarms, emergency lighting and fire extinguishers came to £632 as compared to a budget of £1000. The cost of repairs has reduced as a result of the new roof, soffits and rainwater goods.

Boiler and gas testing and repairs: Boiler maintenance and gas safety testing by Barlows came to £408 as compared to a budget of £500. No significant failures occurred during the year. The main hall Potterton boiler and the foyer Worcester boiler are now quite elderly and continuing spares availability will be checked during the coming year.

Heating and cooling of the TCC in the future. Although no dates have been set by the Government, there will be future pressure (and hopefully incentives) to stop burning gas and change over to electric heating by heat pump. As the TCC is not well ventilated and becomes very warm and humid in the summer, this will be an opportunity to install a forced ventilation or air conditioning system. As this will be a very expensive change it is recommended that funds be set aside each year and earmarked for a future project.

Music Licences: These cover the licencing cost of playing live or recorded music in the TCC. The combined cost of the PPL (covering performers and record companies) and the PRS for Music (covering song writers, composers and music publishers) came to £549 as compared to a budget of £550.

Sundries: The total cost was £386 as compared to a budget of £360.

Projects and improvements

LED lighting: All the remaining TCC lights were converted to LED type at a cost of £715, which was not budgeted but covered by a grant from Chester Community Energy LTD. The conversion of the lighting to LED has reduced the electricity consumption by some 10 kWh/day and means that the total electrical load is always well below the "de-minimis" figure of 33 kWh/day at which VAT becomes payable at 20% and Climate Change Levy is charged.

Wild Flower Area: This was established along the field path bordering Churchill Drive and cost £250 as compared to a budget of £250. The work was supported by a budget from ward counsellor Eveleigh Moore Dutton. It is hoped to continue with the wild flower area in the coming year.

Roof and toilets projects: As the remaining very few faults with the project have been rectified by Team Roundhouse Ltd, the remaining retention moneys of £3572 were paid. The budget provided for this was £3302. We continue to be very pleased with the quality of TRH work and are using their maintenance company, Team Maintenance Ltd, for selected work.

Play area upgrading: A budget of £5000 was allocated for this largely for surveying and legal fees associated with transfer of the land to Tarpoley Parish Council. In the event only £226 was spent on minor items and a new budget item has been created for 21-22.

Car Park repairs and remarking: This work was carried out by JPCS and LR Roadlines at a total cost of £3771. Although this work was unbudgeted it was decided to carry it out due to the very rapid deterioration of the car park surface and markings during the 20-21 winter. Chester West and Chester Council are meeting 50% of the cost through the quarterly car park rental payment.

Total Expenditure: The total running costs expenditure was £21,404 as compared to a budget of £22,656. The total projects expenditure was £8535 as compared to a budget of £9052.

Tony Yeates, Trustee i/c maintenance and projects

27 Jan 2022