

Detailed Income & Expenditure by Budget Heading 30.08.2016

Month No: 4

Agenda Item 8 Income and Expenditure To 31st July

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>200 Town Hall</u>								
1200 Lettings & Rental	684	5,171	11,000	5,829			47.0%	
1205 Wedding Income	400	2,639	3,500	861			75.4%	
4450 Cleaning & Materials	(1,700)	(4,175)	(13,000)	8,825		8,825	32.1%	
4455 Repairs & Maintenance	(991)	(3,651)	(5,000)	1,349		1,349	73.0%	
4460 Rates	(1,120)	(4,477)	(11,000)	6,523		6,523	40.7%	
4465 Gas	(25)	(854)	(4,500)	3,646		3,646	19.0%	
4470 Electricity	(73)	(659)	(3,000)	2,341		2,341	22.0%	
4475 Water & Sewage	0	(226)	(1,000)	774		774	22.6%	
4480 Flower Boxes & Baskets	0	(873)	(1,200)	327		327	72.8%	
4485 Flags & Accessories	0	0	(500)	500		500	0.0%	
4490 Wedding Expenditure	(30)	(181)	(1,200)	1,019		1,019	15.1%	
4495 Security Cover	0	(50)	(3,200)	3,150		3,150	1.6%	
4500 Premises Expenses	0	(70)	(1,000)	930		930	7.0%	
<u>210 Pavilion</u>								
1200 Lettings & Rental	106	520	5,000	4,480			10.4%	
4455 Repairs & Maintenance	(270)	(1,949)	(2,500)	551		551	78.0%	
4470 Electricity	(228)	(374)	(500)	126		126	74.9%	
4475 Water & Sewage	0	(167)	(1,000)	833		833	16.7%	
<u>220 Storage Facility</u>								
4455 Repairs & Maintenance	(24)	(24)	(500)	476		476	4.7%	
4460 Rates	0	0	(750)	750		750	0.0%	
4470 Electricity	0	(11)	0	(11)		(11)	0.0%	
4500 Premises Expenses	0	(18)	(250)	232		232	7.2%	
<u>230 Pebbles</u>								
1200 Lettings & Rental	3,525	12,925	35,300	22,375			36.6%	
4455 Repairs & Maintenance	0	0	(8,000)	8,000		8,000	0.0%	
<u>240 Public Toilets</u>								
4600 Station Road Toilets	(3,206)	(9,352)	(20,000)	10,648		10,648	46.8%	
4605 Recreation Ground Toilets	(3,897)	(12,115)	(20,000)	7,885		7,885	60.6%	
4610 St Michaels Rec Ground Toilets	(967)	(11,622)	(10,000)	(1,622)		(1,622)	116.2%	
<u>250 Kiosk</u>								
4470 Electricity	(71)	(71)	0	(71)		(71)	0.0%	
<u>260 General Public Buildings</u>								
4670 Defibrillator Costs	680	63	(200)	263		263	(31.3%)	

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	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
Grand Totals:- Income	4,715	21,255	54,800	33,545			38.8%	
Expenditure	11,920	50,857	108,300	57,443	0	57,443	47.0%	
Net Income over Expenditure	<u>(7,205)</u>	<u>(29,602)</u>	<u>(53,500)</u>	<u>(23,898)</u>				
Movement to/(from) Gen Reserve	<u>(7,205)</u>	<u>(29,602)</u>						

Public Buildings Committee – 5th September 2016

Updates

Agenda Item 9

Recreation Ground Kiosk

Planning permission has been granted on the kiosk. Maylands surveyors have put the project out to tender. We have made enquiries with Taylor Riley regarding rental and they advise £6,000 p.a. for the first year rising to £7,000 in year 2 and £8,000 in year 3. The letter from this company is attached. Please note Taylor Riley do not feel that this is the correct location for the hut.

We have initiated a claim for a Leader Fund grant. This is a major undertaking, the pre-application paperwork stretching to 18 pages of detailed questions, and we are awaiting a response from Maylands on the answers to some of these.

4 applicants have expressed an interest in renting the unit once completed.

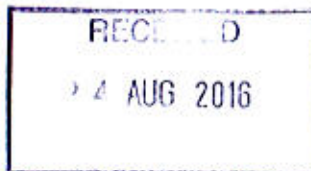
Sink Hole Between the Woolpack Hotel and the Town Hall.

The offer from Enterprise Inns of payment for “capping” the sink hole in return for exemption from any further expenditure on the access way was rejected by this committee. I have advised Enterprise that the 50/50 offer is still open with exemption from further expense on *this* issue. I have not heard back despite reminders. Will continue to pursue.



Phil Burgess
Town Clerk

Impact on Crime and Disorder	:	None
Impact on Bio-diversity	:	None
Budgetary Impact	:	Unknown as yet



Our Ref: MCT/RP/Gen

22 August 2016

Mr R Parham
Tenterden Town Council
Town Hall
24 High Street
Tenterden
Kent TN30 6AN

Dear Robert,

Re: New Kiosk – Tenterden Recreation Ground

I refer to your email of the 27th July attaching plans for the above and asking for a guideline rental figure. Having considered the matter I report as follows:-

Location

The new kiosk is to replace the existing shelter which is situated on the northern boundary of the Recreation Ground, mid-way along the frontage to Oaks Road. It is therefore some distance from the play area on the south side, the public toilets in the south-west corner, and the junction with East Cross and Recreation Road which is the closest point to the High Street and main shopping area.

The siting of the kiosk may be dictated by the availability of water, drainage and electricity, but in my opinion this is not the ideal location because of my observations listed above. The existence of the kiosk may only be obvious to those actually in the park and then it is some distance from the areas of activity.

Description

The new kiosk will have wood-clad elevations beneath a pitched tiled roof. The hatch and counter will face south across the park. The internal dimensions are about 5.5m by 3.5m which totals 19.25 m² or 207 sq.ft.

The interior will be in shell condition ready for an ingoing tenant to fit-out with water, electricity and drainage connections. The existing shelter just has electricity connected.

Recommendations

The rental range in my opinion will be between £5,000 - £10,000 per annum. We have been achieving £7,600 per annum exclusive at The Fairings nearby. They have a similar retail area but also first floor storage, wc and sink unit.

It would be my recommendation to reconsider the location of the new kiosk.

I suggest the kiosk be marketed offering a three year lease outside the Landlord and Tenant Act 1954 at a rent increasing year by year to enable the tenant to get established. It would also give you the opportunity to select the most suitable tenant as providing the best amenity for users of the Recreation Ground. I suggest therefore a commencing rent of £6,000 per annum in Year 1, £7,000 in Year 2 and £8,000 in Year 3, but this can be open to negotiation. You would also have the opportunity to increase the rent at the end of the third year if the kiosk is very successful.

TAYLOR RILEY STAFFORD

30 NORTH STREET ASHFORD KENT TN24 8JR
TEL: (01233) 629281 FAX: (01233) 665345 www.taylorriley.co.uk

Regulated by RICS



Please note that this is a recommendation only for marketing purposes and does not represent a formal valuation and should not be regarded or relied upon as such.

I shall be pleased to discuss any points and to provide any further assistance.

Yours sincerely,

A handwritten signature in blue ink that reads "Mike". The signature is written in a cursive, slightly slanted style.

M C Taylor FRICS
RICS Registered Valuer

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www.taylorriley.co.uk