



# Lawley Village Accounts 2023

Lawley Estates Management	Actual Income/Expenditure	Notes
<b>Community Charge Income</b>		
Community Charges	£ 588,722	Income from the community charge collected from each home
Draw Down from Reserve Fund	£ 97,300	Deficit offset from a reserve fund to ensure the community charge remains affordable for residents. Includes one off Lawley Community Hub set up costs.
Ground Rents	£ 3,000	Collected due to a contractual arrangement. BVT do not routinely claim ground rents
<b>Total Income</b>	<b>£ 689,022</b>	
<b>Income From Non-core Sources</b>		
Grants & Donations	£ 690	Income from grants for community development work
Other Income	£ 11,115	Specific arrangement for the Partnership Board on street planter contract
<b>Total Other Income</b>	<b>£ 11,804</b>	
<b>Net Income</b>	<b>£ 700,826</b>	Total income received from all sources.
<b>Expenditure</b>		
Operational Expenditure	-£ 601,871	<b>Summary of the expenditure lines below</b>
Transfer to Sinking Fund	-£ 86,455	
Transfer to Eileen Hewer Community Projects Funding	-£ 7,500	
Transfer to Community Association	-£ 5,000	
<b>Total Expenditure</b>	<b>-£ 700,826</b>	Total of all expenditure (Net zero due to drawdown from reserve fund above)

**LAWLEY ESTATE MANAGEMENT OPERATIONAL EXPENDITURE**

**Estate Management**

Staffing Costs	-£ 199,021	Salaries and other employment costs for team
Travel Costs	-£ 1,143	Travel costs associated with the Estate Management Team
Office Consumables	-£ 728	Consumables used to deliver services in Lawley.
Printing & Publications	-£ 3,267	All printing and publication costs including printing and posting of invoice letters to all homes.
Communications	-£ 1,616	Including posters, website costs and other communication costs.
Legal & Professional Fees	-£ 31,366	Legal costs associated with land transfers, covenant enforcement and other legal matters
Insurance	-£ 8,104	Contribution to public, employers and other required insurance costs.
Landscaping Contract	-£ 52,601	Grounds Maintenance costs.
Communal Lighting (inc Courtyards)	-£ 10,659	Costs associated with lighting in around 100 courtyards, includes repairs and energy costs.
General Repairs (inc Courtyards)	-£ 5,427	Repairs to BVT assets
Winter Gritting (inc Courtyards)	-£ 189	Purchase of salt for grit bins
Contribution to Neighbourhood Partnership	-£ 25,000	Contribution to Lawley Partnership Board (ends 2023)
<b>Total Estate Management Costs</b>	<b>-£ 339,120</b>	

**Estate Caretaking**

Caretaker - Staffing Costs	-£ 52,759	Salaries and employment costs associated with the Caretaker Service.
Caretaker - Travel Costs / Vehicle Costs / Waste Disposal Costs	-£ 1,527	Costs for travel, including for Caretaker's electric vehicle.
Caretaker - Clothing & PPE	-£ 655	Uniform and Protective Equipment for Caretakers
Caretaker - Tools and Equipment	-£ 409	Tools and equipment (including consumables) required to deliver the Caretaking Service.
<b>Total Estate Caretaking Costs</b>	<b>-£ 55,349</b>	

**Community Development**

Staffing Costs	-£ 40,921	Salaries and employment costs associated with delivering community development activities.
Travel Costs	£ -	No travel costs were accrued.
Office Consumables	-£ 45	Consumables associated only with community development work.
Printing & Publications	-£ 344	Printing costs associated only with community development work.
Community Development & Involvement Activities	-£ 8,613	Contribution to community activities in Lawley
Grant & Donations Expenditure	-£ 366	Spending of grants (surplus carried over to 2024 to allow completion of projects).
Other Expenditure	-£ 11,343	Specific arrangement for the Partnership Board on street planter contract
Resident Projects (Eileen Hewer)	-£ 5,059	Small grants for community activities and groups.
Support for Community Association (LVCA)	£ -	No transfer was made.
<b>Total Community Development</b>	<b>-£ 66,691</b>	

<b>Office Running Costs</b>			
Apportionment of CTH Office Costs	-£	4,979	Proportion of costs of office space used by team prior to acquiring Lawley Community Hub.
<b>Total Office Running Costs</b>	<b>-£</b>	<b>4,979</b>	
<b>Administration Charge</b>			
Administration Charge	-£	67,675	Contribution towards corporate services such as governance, finance, HR and ITC
<b>Total Operational Expenditure</b>	<b>-£</b>	<b>533,814</b>	
<b>Net Surplus to Fund the Below Funds</b>	<b>£</b>	<b>167,012</b>	Remainder of income to fund other requirements detailed below.
<b>SINKING FUND</b>			
<b>Income</b>			
Opening Balance	£	819,834	A reserve fund to allow cyclical replacement and repair of BVT assets in the village when required.
Interest	£	33,986	
Transfer from Community Charge	£	86,455	
<b>Total Income</b>	<b>£</b>	<b>940,275</b>	The fund is in line with a 30 year asset plan.
<b>Expenditure</b>			
Project Fees	£	-	No costs were drawn down from the sinking fund during 2023.
Capital Expenditure	£	-	
<b>Total Capital Expenditure</b>	<b>£</b>	<b>-</b>	
<b>Closing Balance</b>	<b>£</b>	<b>940,275</b>	Balance of the Sinking Fund - this is in line with industry standard practice, the 30 year asset plan and contractual obligations.
<b>EILEEN HEWER COMMUNITY PROJECTS FUND</b>			
<b>Income</b>			
Opening Balance	£	25,000	Administrative accounting of the Eileen Hewer fund - details of 2023 expenditure above.
Transfer from Community Charge	£	5,059	
<b>Total Income</b>	<b>£</b>	<b>30,059</b>	
<b>Expenditure</b>			
Grant Funding	-£	5,059	Administrative accounting of the Eileen Hewer fund - details of 2023 expenditure
<b>Total Capital Expenditure</b>	<b>-£</b>	<b>5,059</b>	
<b>Closing Balance</b>	<b>£</b>	<b>25,000</b>	Balance remains at £25,000 each year.

**RESERVE FUND****Income**

Opening Balance	£	280,172	Balance of reserve fund at the start of 2023
Transfer from Community Charge	£	-	
<b>Total Income</b>	<b>£</b>	<b>280,172</b>	

**Expenditure**

Draw Down	-£	97,300	2023 draw down as detailed above.
<b>Total Capital Expenditure</b>	<b>-£</b>	<b>97,300</b>	
<b>Closing Balance</b>	<b>£</b>	<b>182,872</b>	Balance of reserve fund at the end of 2023 - used to ensure the community charge remains affordable for residents whilst the number of homes increases allowing all costs to be met.