

## SAFFRON WALDEN TOWN COUNCIL

MINUTES of the TOWN COUNCIL MEETING held in the COUNCIL CHAMBER of the TOWN HALL on **Monday 9th January, 2017** at 7.30pm

Present: Councillors Anjum S (Chair), Anjum A, Asker, Coote, K Eden, S Eden, Fairhurst, Freeman, Gadd, Goddard, Grimshaw, Hibbs, Morris, Perry, Sadler and Shah

Lisa Courtney, David Broomfield and two members of public

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FC151-17	<p><b>Apologies for absence</b></p> <p>All Members were present</p>
FC152-17	<p><b>Declarations of Interest</b></p> <p>Cllrs A Anjum, Asker, Freeman, Fairhurst and Morris all declared generic non-pecuniary interests as District Councillors for Uttlesford District Council (UDC)</p> <p>Cllr Perry declared a non-pecuniary interest in Min Ref FC125-16 (from November minutes) as honorary President of ULODA</p>
FC153-17	<p><b>Public Speaking Time</b></p> <p>There were no questions arising from members of the public</p>
FC154-17	<p><b>Minutes of the Town Council Meeting held on 12th December, 2016</b></p> <p>The minutes of the previous Full Council Meeting held on 12<sup>th</sup> December 2016 were accepted as a true and accurate record of the meeting and were agreed and signed by the Chairman.</p>
FC155-17	<p><b>Mayors Communications</b></p> <p>The Mayor reported on his activities including:</p> <p>Service at St Mary's Church on Christmas Eve. The Homestart charity collection raised £961, the Mayor gave thanks to St Mary's Church for their support.</p>
	<p>Cllr Dilip Shah arrived at the meeting at this point</p>
FC156-17	<p><b>Committee Minutes</b></p> <p>The Council received the minutes from the following Committee meetings, noting that these are received for information purposes only as the relevant Committees are those which approve the minutes for accuracy</p>

Signed as a true and accurate record .....

Minutes of Full Council Meeting 9<sup>th</sup> January 2017

	<p>a) Planning &amp; Road Traffic Committee meeting on 15<sup>th</sup> December 2016 The draft minutes were noted.</p> <p>b) Finance &amp; Establishment Committee meeting on 19<sup>th</sup> December 2016 The draft minutes were noted.</p> <p>c) Planning &amp; Road Traffic Committee meeting on 21<sup>st</sup> December 2016 The minutes were noted.</p> <p>d) Assets &amp; Services Committee Meeting on 22nd December 2016 The minutes were noted.</p>
FC157-17	<p><b>Budget for 2017/18</b></p> <p>Members were reminded of the resolution from the December Full Council meeting (extract from minutes):</p> <p><i>"It was <b>Resolved:</b></i></p> <p><i>Unanimously to accept the recommendation from F &amp; E and that the draft budget be adopted subject to receipt of the Band D figure from UDC which will likely be known for the January 2017 Full Council meeting.</i></p> <p><i>It was therefore further noted that (subject to receipt of the Band D figure for Saffron Walden), the budget would be represented to Full Council in January 2017 for consideration of the final version showing any additional income from the Band D properties"</i></p> <p>Members received an amended proposed budget which reflected the now known Band D figure. The budget was presented by the RFO who was thanked for his diligence in preparing the budget for consideration. Members reviewed and considered the budget in detail, the following was</p> <p><b>Resolved:</b></p> <p>(a) To agree the total budget for 2017/18 at £1,791,289</p> <p>(b) To agree the precept element of the budget for 2017/18 at a total of £1,013,853</p> <p>(c) To set the 2017/18 Band D equivalent charge at £163.20p, representing an increase of 1.99% on 2016/17 figure of £160.02</p>
FC158-17	<p><b>Bandstand Repair Works</b></p> <p>Members considered the report and recommendation from the A &amp; S Committee. It was</p>

	<p><b>Resolved:</b></p> <p>To continue with repair works to the bandstand at a cost of £21,000 using monies as follows:</p> <ul style="list-style-type: none"> <li>(a) £10,000 from office move budget</li> <li>(b) £4,000 from elections budget</li> </ul> <p>Sums (a) and (b) as already agreed virement monies from Full Council meeting November 2016, Min Ref FC129-16 refers</p> <ul style="list-style-type: none"> <li>(c) £5,000 balance from office move budget</li> <li>(d) £1,000 additional monies from elections budget</li> <li>(e) £500 from vehicle replacement budget</li> <li>(f) £500 from bandstand budget</li> </ul> <p>Sums (c) to (f) agreed as additional virements, enabling repair work to the bandstand to progress.</p>
FC159-17	<p><b>Events for 2017</b></p> <p>Members considered the events schedule as proposed. It was</p> <p><b>Resolved:</b></p> <p>To approve the calendar of events for 2017 and associated assistance required from the Town Council. To further include the fireworks event/display in November organised by The Round Table</p>
FC 160-17	<p><b>Policing in Saffron Walden</b></p> <p>Members noted the lack of response to date from both the Police and Crime Commissioner, Mr Roger Hirst and Chief Inspector Craig Carrington.</p> <p>Members were extremely concerned at this lack of response and the lack of perceived policing and police visibility in town which appears to have been exacerbated with the closure of the police station in East Street. Members further noted the planned PCC meeting in the Town Hall on Thursday 2<sup>nd</sup> February 2017. It was further noted that locally there were rumours and concerns at the merging of the police force with the fire service although no specific details were known. It was</p> <p><b>Resolved:</b></p> <p>Unanimously to write an open letter from the Mayor to Mr Roger Hirst (PCC) and Chief Inspector Carrington expressing grave concerns at the lack of</p>

	<p>policing in town and to request specific action and advice from the police to address concerns and fears about policing levels, the increase in crime and lack of responses to those reporting crimes. A copy of the letter to be sent to the MP and local press.</p>
FC 161-17	<p><b>Accounts and Accounting Statements</b></p> <p>In accordance with Standing Orders, each Councillor is supplied with the following documents which were attached to the agenda:</p> <ul style="list-style-type: none"> <li>(a) Receipts and payments for each quarter</li> <li>(b) Aggregate receipts and payments year to date</li> <li>(c) Balances held at the end of the current quarter (to 31<sup>st</sup> December 2016)</li> </ul> <p><b>Resolved:</b></p> <p>To receive and note all documents as presented with thanks to the RFO for completion and provision of same.</p>
FC 162-17	<p><b>Update regarding Taxi Licensing</b></p> <p><b>Resolved:</b></p> <ul style="list-style-type: none"> <li>(a) To receive and note the correspondence dated 13<sup>th</sup> December 2016 from Uttlesford District Council with no further comments or requests.</li> <li>(b) To request the Town Council's Planning &amp; Road Traffic Committee to progress forward with the suggestion that the taxi rank could remain outside Starbucks in Market Place.</li> </ul>
FC 163-17	<p><b>Reports from other Meetings</b></p> <p>Cllr Hibbs reported on the Neighbourhood working group meetings, advising that good progress is being made.</p>
FC 164-17	<p><b>Forthcoming Meetings</b></p> <p>The following meeting was noted:</p> <p>UDC Planning meeting on Wednesday 11<sup>th</sup> January 2017</p>
FC 168-17	<p><b>Urgent Information Items</b></p> <p>There was no urgent information</p>

FC169-17	<p><b>Date and time of Next Meeting(s)</b></p> <p>Full Council Monday 13<sup>th</sup> February 2017, 7.30pm Council Chamber, Town Hall, Saffron Walden</p>
FC170-17	<p><b>Confidential Item – Exclusion of Press and Public (Part II meeting)</b></p> <p>It was resolved that under the Public Bodies (Admission to Meetings) Act 1960 (as extended by s.100 of the Local Government Act 1972), the public and accredited representatives of newspapers be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972.</p>
	<p>Having resolved to exclude the press and public, members of public left the meeting at this point.</p>
FC171-17	<p><b>NEPP / TRO Process relating to TRO Amendment No 40, Order 20**</b></p> <p>It was noted that regrettably there was no further information or update to provide regarding this matter.</p>

The Mayor closed the meeting at 8.30pm

## SAFFRON WALDEN TOWN COUNCIL

MINUTES of the TOWN COUNCIL MEETING held in the COUNCIL CHAMBER of the TOWN HALL on **Monday 12th December, 2016** at 7.30pm

Present: Councillors Anjum S (Chair), Anjum A, Asker, K Eden, S Eden, Freeman, Gadd, Goddard, Grimshaw, Hibbs, Morris, Perry, and Shah

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FC137-16	<p><b>Apologies for absence</b></p> <p>Apologies for absence were received and accepted from Cllrs Coote, Fairhurst and Sadler</p>
FC138-16	<p><b>Declarations of Interest</b></p> <p>Cllrs A Anjum, Asker, Freeman and Morris all declared generic non-pecuniary interests as District Councillors for Uttlesford District Council (UDC)</p> <p>Cllr Perry declared a non-pecuniary interest in Min Ref FC125-16 (from November minutes) as honorary President of ULODA</p>
FC139-16	<p><b>Public Speaking Time</b></p> <p>There were no matters that the public wish to speak on.</p>
FC140-16	<p><b>Minutes of the Town Council Meeting held on 14th November, 2016</b></p> <p>The minutes of the previous Full Council Meeting held on 14<sup>th</sup> November 2016 were accepted as a true and accurate record of the meeting and were agreed and signed by the Chairman, following an agreed amendment to Min Ref FC120-16, amending the spelling of the acronym "ULODER" to "ULODA"</p>
FC141-16	<p><b>Mayors Communications</b></p> <p>The Mayor reported on his activities including:</p> <p>Service at St Mary's Church</p> <p>Christmas Lights Switch on - the Mayor recorded his personal thanks to all members of staff involved in plans and preparations for the Christmas Lights Switch on Event; this was supported by all Councillors present.</p>
FC142-16	<p><b>Committee Minutes</b></p> <p>The Council received the minutes from the following Committee meetings, noting that these are received for information purposes only as the relevant Committees are those which approve the minutes for accuracy</p>

Signed as a true and accurate record .....

Full Council Meeting 12<sup>th</sup> December 2016

	<p>a) Planning &amp; Road Traffic Committee meeting on 17<sup>th</sup> November 2016 Cllr Perry updated on Min Ref P &amp; RT 168-16 (b) and advised that he will happily speak with taxi drivers and ULODA members to see if they would be happy at retaining the taxi rank outside Starbucks</p> <p>b) Finance &amp; Establishment Committee meeting on 21<sup>st</sup> November 2016</p> <p>c) Assets &amp; Services Committee meeting on 28<sup>th</sup> November 2016</p> <p>d) Planning &amp; Road Traffic Committee Meeting 1<sup>st</sup> December 2016</p>
<p>FC143-16</p> <p>(a)</p> <p>(b)</p>	<p><b>Draft Budget for 2017/18</b></p> <p>Members noted the recommendation from the F &amp; E Committee from its meeting held on 21<sup>st</sup> November 2016 being (extract from F &amp; E November 2016, Min Ref F &amp; E 092-16):</p> <p><i>“Unanimously to recommend to Council that the 1<sup>st</sup> draft budget as presented be commended for adoption. It was noted that this recommendation is subject to further details of the Band D figure for 2016/17 and this would not be known until January 2017”</i></p> <p><b>It was Resolved:</b></p> <p>Unanimously to accept the recommendation from F &amp; E and that the draft budget be adopted subject to receipt of the Band D figure from UDC which will likely be known for the January 2017 Full Council meeting.</p> <p>It was therefore further noted that (subject to receipt of the Band D figure for Saffron Walden), the budget would be represented to Full Council in January 2017 for consideration of the final version showing any additional income from the Band D properties.</p> <p><b>Resolved:</b></p> <p>To note that at its meeting on 8<sup>th</sup> December 2016, UDC Council agreed that the amount of LCTS payable to Town and Parish Council should be at 50% of that paid previous. The LCTS amount therefore due to SWTC is £28,097.00 and is the amount already anticipated within the proposed budget for 2017/18</p>
<p>FC 144-16</p>	<p><b>Correspondence from Essex Police</b></p> <p><b>Resolved:</b></p> <p>To receive and note correspondence from Essex Police regarding the closure of the police station in East Street and the signing of a new lease in the grounds of the UDC Offices.</p>

FC145-16	<p><b>Reports from other Meetings</b></p> <p><b>Resolved:</b></p> <p>To receive the verbal reports from meetings attended as follows:</p> <p>(a) BID Presentation from UDC Wednesday 23<sup>rd</sup> November 2016 Cllrs K &amp; S Eden, Hibbs attended and reported on the excellent presentation given by UDC.</p> <p>(b) Defibrillator Training and Public Session Tuesday 29<sup>th</sup> November 2016 Cllrs S Eden and Perry attended. Noted that an additional training date for staff and Councillors was also arranged for Monday 9<sup>th</sup> January 2017</p> <p>(c) Launch of Indie Retail Shopping Challenge – Town Team Thursday 1<sup>st</sup> December 2016 Cllr K Eden attended and reported on what had been a well-attended launch.</p>
FC146-16	<p><b>Forthcoming Meetings</b></p> <p>There were no forthcoming meetings to note</p>
FC 147-16	<p><b>Urgent Information Items</b></p> <p>Cllr Perry noted that the Police &amp; Crime Commissioner had cancelled the meeting in the Town Hall scheduled for December which has now been re-arranged for 2<sup>nd</sup> February 2017. Members noted this cancellation with disappointment and agreed that a letter should be sent to the Chief Inspector and PCC to express disappointment with this cancellation and to further express concerns about policing levels in town.</p>
FC148-16	<p><b>Date and time of Next Meeting(s)</b></p> <p>Full Council Monday 9<sup>th</sup> January 2017, 7.30pm Council Chamber, Town Hall, Saffron Walden</p>
FC149-16	<p><b>Confidential Item – Exclusion of Press and Public (Part II meeting)</b></p> <p>It was resolved that under the Public Bodies (Admission to Meetings) Act 1960 (as extended by s.100 of the Local Government Act 1972), the public and accredited representatives of newspapers be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the</p>



	Local Government Act 1972.
FC150-16	<p><b>NEPP / TRO Process relating to TRO Amendment No 40, Order 20**</b></p> <p>Council received and noted the information presented, including Counsel's advice. The Town Clerk and Cllr Gadd further updated Council on the current situation.</p> <p>Members agreed that it was important for due process to be followed and that the public is entitled to be aware and informed of the activities of NEPP; they should be fully accountable and transparent in their activities. Members agreed that, on the basis of the advice received from Counsel so far, a Judicial Review should be applied for if the TRO is implemented although it was noted that the advice could change depending on the terms on which the TRO was made and the reasons given. Members were informed that NEPP would have 2 weeks to notify the Council of the TRO and that any Judicial Review needed to be instigated within 6 weeks of the TRO being made; the Council would therefore have very little time to react, particularly if notification was received over the Christmas period. The Town Clerk noted that she had asked NEPP to update her as to the status and timing of the TRO and a response was awaited.</p> <p>Following considerable debate and discussion, it was</p> <p><b>Resolved:</b></p> <ul style="list-style-type: none"> <li>(a) That a Working Group be established consisting of Councillors Asker, K Eden, Gadd and the Town Clerk who have permission and authority to act further on behalf of the Town Council in this matter. That this Working Group be delegated with authority to take the Judicial Review matter further on the basis of the information and advice presented to Council this evening. If Counsel's advice changed materially once the TRO was made, the Working Group would seek further authority from Council</li> <li>(b) That the Working Group be further delegated to bring this matter forward to a formal Court 1<sup>st</sup> Hearing at which point the determination of costs will be agreed</li> <li>(c) That the Working Group be authorised to take further instruction from Counsel</li> <li>(d) That the Working Group be authorised to act within a budget of £5,000 which will be met from the current Reserves Budget</li> </ul>

The Mayor closed the meeting at 9.05pm, wishing all Members

Signed as a true and accurate record .....  
Full Council Meeting 12<sup>th</sup> December 2016

a very Happy Christmas and Healthy New Year

**SAFFRON WALDEN TOWN COUNCIL**

MINUTES of the TOWN COUNCIL MEETING held in the COUNCIL CHAMBER of the TOWN HALL on **Monday 14<sup>th</sup> November, 2016** at 7.30pm

Present: Councillors Anjum S (Chair), Anjum A, Asker, Coote, K Eden, S Eden, Fairhurst, Freeman, Gadd, Goddard, Grimshaw, Hibbs, Morris, Perry, Sadler and Shah

Also present: Cllr Howard Rolfe, Leader of Uttlesford District Council, 1 x Member of the Public, Lisa Courtney Town Clerk, David Broomfield Responsible Financial Officer (RFO)

<p>The Mayor opened the meeting and all those present held 1 minute's silence in memory of those who had recently passed away:</p> <p>Former Mayor and Councillor Mr Ron Dean Former Councillor Mr Keith Mackman Mr Anthony Fry</p>	
FC119-16	<p><b>Apologies for absence</b></p> <p>All Members present</p>
FC120-16	<p><b>Declarations of Interest</b></p> <p>Cllrs A Anjum, Asker, Fairhurst, Freeman and Morris all declared generic non-pecuniary interests as District Councillors for Uttlesford District Council (UDC)</p> <p>Cllrs A Anjum, Asker &amp; Morris further declared non-pecuniary interests in Min Ref FC125-16 as Members of UDC Licensing Committee and abstained from voting in this matter.</p> <p>Cllr Perry declared a non-pecuniary interest in Min Ref FC125-16 as honorary President of ULODER.</p>
	<p>Cllr Gadd advised that following a UDC Standards Committee meeting, he had been instructed to offer an apology to the Town Council. His apology was following his failure to declare a non-pecuniary interest as a Member of We Are Residents at a Town Council Planning &amp; Road Traffic Committee meeting on 6<sup>th</sup> August 2015. Cllr Gadd duly apologised and offered assurances that this error will not occur again.</p>
FC121-16	<p><b>Public Speaking Time</b></p> <p>(a) With the permission of the Council, Cllr Howard Rolfe addressed Members and advised that the Local Plan had been "paused" providing further opportunity to review proposed policies for the plan, especially those relating to highway issues for Saffron Walden. Cllr Rolfe stated that UDC has a</p>

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Full Council Meeting 14<sup>th</sup> November, 2016

(b)	<p>desire to work closer and more collaboratively with Saffron Walden Town Council in the furtherance of the Local Plan and hoped that this could be achieved.</p> <p>Cllr Gadd expressed concern at a number of issues which he believed were still unresolved, citing queries around the air quality management, traffic impact, provision of sports facilities, highway matters.</p> <p>Cllr Hibbs, noted that as Chair of the Neighbourhood Plan for Saffron Walden, he welcomes any joint, collaborative working and looks forward to this.</p> <p>Cllr Rolfe was thanked for his update and contribution to the meeting.</p> <p>A member of the public advised that he has numerous questions to be posed to the Mayor and looks forward to receiving a response to emails sent to the Mayor. The member of the public noted that the Mayor had worn the Mayoral Chain in Pakistan in April 2016 and queried this. The Mayor replied that he had not worn the Chain in April 2016 as he was not Mayor at that time and the member of the public is mistaken. (The member of the public later retracted this statement and sent a letter of apology to the Mayor for this misunderstanding)</p>
FC122-16	<p><b>Minutes of the Town Council Meeting held on 10<sup>th</sup> October, 2016</b></p> <p>The minutes of the previous Full Council Meeting held on 10<sup>th</sup> October 2016 were accepted as a true and accurate record of the meeting and were agreed and signed by the Chairman.</p>
FC123-16	<p><b>Mayors Communications</b></p> <ul style="list-style-type: none"> <li>• The Mayor reported on his activities including:</li> <li>• Unveiling of Memorial Stone at Little Walden on Saturday 5<sup>th</sup> November 2016</li> <li>• Remembrance Parade in Saffron Walden on Sunday 6<sup>th</sup> November 2016 and he thanked all Members for attending</li> <li>• The funeral of Mr Ron Dean, former Mayor and Councillor of Saffron Walden which he and other Members would be attending on the 15<sup>th</sup> November 2016</li> </ul>
FC124-16	<p><b>Committee Minutes</b></p> <p>The Council noted the minutes from the following Committee meetings, noting that these are received for information purposes only as the relevant Committees are those which approve the minutes for accuracy</p> <ul style="list-style-type: none"> <li>a) Planning &amp; Road Traffic Committee meeting on 13<sup>th</sup> October 2016</li> <li>b) Finance &amp; Establishment Committee meeting on 17<sup>th</sup> October 2016</li> </ul>

Signed as a true and accurate record .....  
Full Council Meeting 14<sup>th</sup> November, 2016

	<p>c) Assets &amp; Services Committee meeting on 24<sup>th</sup> October 2016 Cllr Morris noted the query on the charge levied by The Round Table to see Father Christmas and requested that this matter be considered further at the next A &amp; S Committee meeting at which members of the Round Table are invited to attend.</p> <p>d) Planning &amp; Road Traffic Committee Meeting 27<sup>th</sup> October 2016 Cllr S Eden queried the omission of Great Chesterford within the UDC emerging Local Plan, Cllr Freeman advised that he was unsure why this development is no longer favoured and that he would ask UDC to further consider this site.</p> <p>Cllr Asker noted the UDC Extraordinary Full Council meeting on Wednesday 16<sup>th</sup> November and encouraged Town Councillors to attend.</p> <p>e) Planning and Road Traffic Committee Meeting 4<sup>th</sup> November 2016</p>
FC125-16	<p><b>Taxi Licensing</b></p> <p>Members considered the motion as proposed along with supporting documents being:</p> <p>"That the Town Council petitions the CEO of UDC and the Scrutiny &amp; Licensing Committee to restore the agreed laid down procedures in discussion and consultation with the trade, to pay back surplus of monies owed to the taxi trade"</p> <p>Motion proposed by Cllr Perry Seconder: Cllr S Eden</p> <p>Following discussion and debate, the motion was amended to:</p> <p>"That the Town Council petitions the CEO of UDC to restore the agreed laid down procedures in discussion and consultation with the trade". It was</p> <p><b>Resolved:</b></p> <p>To agree to the substantive motion as proposed.</p> <p>Cllrs A Anjum, Asker and Morris abstained having declared non-pecuniary interest.</p>
FC 126-16	<p><b>Draft Budget 2017/2018</b></p> <p>David Broomfield, RFO presented the draft budget to Councillors for consideration. A number of items were discussed with Mr Broomfield providing explanations behind a number of items and proposals. It was</p> <p><b>Resolved:</b></p> <p>That the 1<sup>st</sup> draft budget be considered at the November meeting of the</p>

Signed as a true and accurate record .....  
Full Council Meeting 14<sup>th</sup> November, 2016

	<p>Finance &amp; Establishment Committee who would be asked to make a further recommendation to Council.</p> <p>Mr Broomfield was thanked for his work on the draft budget.</p>
FC127-16	<p><b>Office Accommodation</b></p> <p>The Town Clerk updated Council on her meeting with the landlord and discussions relating to the continued occupation of 11 Emson Close. Authority had previously been delegated to the Town Clerk to progress this matter who advised that the current lease would be "held over" on the same terms and conditions as the current lease but that there would additionally be a break clause in the tenancy agreement at every anniversary of the lease rather than the current restriction of just at years 3, 5 and 8.</p> <p>The Town Clerk was thanked for her progression of this matter.</p>
FC128-16	<p><b>Town Hall Works</b></p> <p>Cllr Freeman gave an update on the works and projected some photographs of the works to the roof. He reported that the project is largely on target and is on budget. It was</p> <p><b>Resolved:</b></p> <ul style="list-style-type: none"> <li>(a) To receive and note the verbal update with thanks to Cllr Freeman and all staff involved in the delivery of this project</li> <li>(b) That a site visit be arranged for any Councillor interested in viewing the works on site (to be arranged via the Operations Manager)</li> </ul>
FC 129-16	<p><b>Bandstand in Jubilee Gardens</b></p> <p>Members noted the recommendation from the A &amp; S Committee, it was</p> <p><b>Resolved:</b></p> <ul style="list-style-type: none"> <li>(a) To note the budget estimate of £14,000 and that works should be met from virement of funds from the following budgets: £10,000 from 2016/2017 budget for office move (as this is now postponed) and £4,000 from earmarked reserves set aside for election costs (on the basis that no more than 1 by-election will be called for within this financial year)</li> <li>(b) That the Town Clerk be authorised to proceed with works within the estimated budget of £14,000</li> </ul>
FC130-16	<p><b>Reports from other Meetings</b></p>

Signed as a true and accurate record .....

Full Council Meeting 14<sup>th</sup> November, 2016

	The Town Clerk reported on the meeting at UDC held by the Local Government Association who are carrying out a review and audit of UDC Services (at UDC's request)
FC131-16	<p><b>Forthcoming Meetings</b></p> <p>The following meetings were noted:</p> <p>(a) UDC Extraordinary Full Council meeting – Wednesday 16<sup>th</sup> November, 7.30pm at UDC Offices London Road</p> <p>(b) Presentation from UDC regarding Business Improvement Districts – Wednesday 23<sup>rd</sup> November, 6.30pm in the Town Hall</p> <p>(c) Defibrillator Training – Tuesday 29<sup>th</sup> November, 7.30pm Town Hall</p>
FC132-16	<b>Urgent Information Items</b> - There were no items to report
FC133-16	<p><b>Date and time of Next Council Meeting(s)</b></p> <p>Noted as being Monday 12<sup>th</sup> December 2016, 7.30pm Council Chamber, Town Hall, Saffron Walden</p>
FC134-16	<p><b>Confidential Item – Exclusion of Press and Public (Part II meeting)</b></p> <p>It was resolved that under the Public Bodies (Admission to Meetings) Act 1960 (as extended by s.100 of the Local Government Act 1972), the public and accredited representatives of newspapers be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972.</p>
FC135-16	<p><b>Update on TRO Amendment No 40 for Saffron Walden</b></p> <p>Cllr Gadd provided an update on current legal advice received. This was noted with thanks and that Cllr Gadd will continue to keep Council informed of progress</p>
FC136-16	<p><b>Request from 33 Engineer Regiment</b></p> <p>The Town Clerk provided a verbal update and report</p> <p><b>Resolved:</b></p> <p>To support the request from the 33 Engineer Regiment for use of the Market Square on a Saturday and that the matter be delegated to the Town Clerk for progression with both the regiment and market traders.</p>

The Mayor closed the meeting at 9.45pm



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## FIRST-TIER TRIBUNAL (GENERAL REGULATORY CHAMBER)

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### FIRST-TIER TRIBUNAL GENERAL REGULATORY CHAMBER COMMUNITY RIGHT TO BID

**Tribunal Reference:** CR/2013/0005  
**Appellant:** M Patel  
**Respondent:** London Borough of Hackney  
**Second Respondent:** Churchwell Residents' Group  
**Judge:** NJ Warren

#### DECISION NOTICE

1. The Localism Act 2011 requires local authorities to keep a list of assets (meaning buildings or other land) which are of community value. Once an asset is placed on the list it will usually remain there for five years. The effect of listing is that, generally speaking an owner intending to sell the asset must give notice to the local authority. A community interest group then has six weeks in which to ask to be treated as a potential bidder. If it does so, the sale cannot take place for six months. The theory is that this period known as “the moratorium” will allow the community group to come up with an alternative proposal – although, at the end of the moratorium, it is entirely up to the owner whether a sale goes through, to whom and for how much. There are arrangements for the local authority to pay compensation to an owner who loses money in consequence of the asset being listed.
2. In Mehetabel Road, Hackney, there was a pub named the Chesham Arms which had been there since 1866. In October 2012 Mr Patel bought it and closed it. He wants to turn it into flats. On 19 November 2012 the Churchwell Residents’ Group asked the London Borough of Hackney (“Hackney”) to list the pub as an asset of community value. Hackney did so and confirmed this decision on review. Mr Patel now appeals to the Tribunal against the listing.



3. I heard the appeal at Hackney Town Hall on 17 October. Mr Patel was represented by Mr Turney. Hackney were represented by Mr Lee. Mr Watson and Mr Williams spoke on behalf of the Churchwell Residents' Group.
4. The real issue between the parties is whether Section 88(2)(b) of the Localism Act is satisfied. This requires that before an asset is listed, it must be:-

“ ... realistic to think that there is a time in the next five years when there could be non-ancillary use of the building... that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community”.

It is not suggested by either of the respondents that such a use could be anything but as a pub. For the appellant, Mr Turney, correctly pointed out that not all pubs would come within Section 88(2)(c). In my judgement, however, the reality is that if the building did revert to being used as a public house then, looking at this particular building in this area, that use would come within the sub-section.

5. I should perhaps deal with two preliminary points about which I heard argument from Mr Lee and Mr Turney.
6. Mr Turney submitted that the Tribunal's jurisdiction was to rehear the case completely. Mr Lee drew attention to the conditions for listing being prefaced in the statute by the words “in the local authority's opinion”. He submitted that whilst the Tribunal was not limited to proceeding on the somewhat narrow grounds upon which judicial review is possible in the Administrative Court, nevertheless in approaching the appeal, the Tribunal should give significant weight to and afford a degree of deference towards the Council's decision.
7. I prefer Mr Turney's submission. This is a simple right of appeal to the First Tier Tribunal. I rather doubt whether the halfway house urged upon me by Mr Lee can intellectually coexist with the Tribunal's freedom to receive new information and its duty to remain unbiased. Of course, some statements made by a local authority will carry particular weight because of their source. An example in this appeal would be Hackney's assertion that “the area is experiencing considerable economic growth”. A Tribunal rejecting such a statement from a local authority would have to clearly explain why. This, though, is merely part of the ordinary evaluation of evidence and does not relate to the jurisdiction of the Tribunal.
8. In earlier submissions it had been suggested on behalf of Mr Patel that it was essential to demonstrate on the balance of probabilities that the Chesham would reopen as a pub. At the hearing, Mr Turney resiled from that submission and in my judgement he was right to do so. The question posed by Parliament is whether “it is realistic to think” that there could be such an outcome. This should not be confused with the test which courts and tribunals use as the civil standard of proof; a test designed to produce one outcome. The language of the statute is consistent with a number of realistic outcomes co-existing.

9. It is convenient to deal next with a submission on behalf of the appellant in his reply concerning the weight to be given to Mr Patel's intentions. It is said that:-
  - “ The intentions of the appellant are clear and should indeed be the determinative factor in this appeal.”
10. Whilst I have no doubt that it is reasonable to take into account Mr Patel's intentions as part of a general consideration of the circumstances, I cannot accept this assertion about the weight to be given to them.
11. If correct, it would seem to follow that that an owner need only say “I have set my face like flint against any use of community value” and listing will be avoided. This almost makes the scheme voluntary. I think it more reasonable to take into account Mr Patel's intentions as part of the whole set of circumstances. After all, they are the current owner's present intentions and the legislation requires an estimate of what will happen over the next five years.
12. At the hearing, Mr Turney advanced another submission to the effect that the Chesham Arms could never be viable as a public house. He relied on the evidence from the previous owner, Mr Webster. (See especially page 47 of the appellant's bundle). I do not accept that conclusion. Mr Webster's letter is silent on detail and indeed specifically refuses to disclose figures. Set against it:-
  - (a) The evidence of Mr Assi, the former tenant, is that he ran the pub paying a rent of £30,000 and was keen enough on the trade to want to buy it.
  - (b) There have been expressions of interest and at least one firm offer from those in the local pub trade.
  - (c) Mr Webster found it sufficiently profitable to move to the pub and to run it himself for three months between Mr Assi's departure and the sale to Mr Patel.These indications, in my view, outweigh the evidence of Mr Webster.
13. Mr Turney made the fair point that the evidence of people being willing to buy the pub depended on the acceptance of a valuation much below what Mr Patel had paid and I turn now to consider that point in the context of the general prospects for the Chesham Arms.
14. The current planning use for the building is as a public house. This would permit use for up to two years as an office without the need for any further permission. The building includes residential accommodation for the landlord. Mr Patel intends to rent this out. There is a suggestion, but no more than that, that the latter proposal might run into planning difficulties. Mr Patel intends to apply for planning permission to convert the entire building for residential use.

15. If such permission were granted and the building converted then its value could easily be three times its value if the use were restricted to a public house. Mr Patel has bought the Chesham at a price somewhere between those two figures hoping to make a profit if planning permission is granted.
16. On the material I have, it seems to me that I must treat both the grant and the refusal of planning permission as realistic possibilities. One realistic outcome therefore is that the Chesham will be converted into flats. What if permission is not granted? A second outcome might be that the Chesham is rented out as one flat plus office space – but the current permission for office use expires in two years time. A third outcome might be that a refusal delivers a fatal blow to Mr Patel's current investment strategy. It seems to me that he might realistically then decide to cut his losses and sell to someone interested in running the building as a pub. I agree with Hackney that all these three options are realistic. It follows that they were correct to list the Chesham as an asset of community value.

**NJ Warren**

**Chamber President**

**Dated 7 November 2013**

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**FIRST-TIER TRIBUNAL  
GENERAL REGULATORY CHAMBER  
Community Right to Bid**

**Tribunal Reference:** CR/2014/0007  
**Appellant:** GK Scott  
**Respondent:** South Norfolk District Council  
**Second Respondent:** Pulham St Mary Parish Council  
**Judge:** NJ Warren

**DECISION NOTICE**

1. The Localism Act 2011 requires local authorities to keep a list of assets (meaning buildings or other land) which are of community value. Once an asset is placed on the list it will usually remain there for five years. The effect of listing is that, generally speaking an owner intending to sell the asset must give notice to the local authority. A community interest group then has six weeks in which to ask to be treated as a potential bidder. If it does so, the sale cannot take place for six months. The theory is that this period known as “the moratorium” will allow the community group to come up with an alternative proposal – although, at the end of the moratorium, it is entirely up to the owner whether a sale goes through, to whom and for how much. There are arrangements for the local authority to pay compensation to an owner who loses money in consequence of the asset being listed.
2. This case concerns the Kings Head, a listed building in Pulham St Mary, Norfolk, dating back, in its earliest parts, to the 14<sup>th</sup> or 15<sup>th</sup> century. It closed as a pub in 2007. In October 2013 Pulham St Mary Parish Council applied to South Norfolk Council (“South Norfolk”) for it to be added to the local list of assets of community value. The application was successful. Mr Scott, the owner of the Kings Head, applied for a review but was unsuccessful. He now appeals to the Tribunal against the listing on a number of grounds.

Appellant: GK Scott

Date of decision: 14 August 2014

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3. I should perhaps deal first with a contention made by South Norfolk to the effect that I should interfere with their decision only if the decision is so irrational that no reasonable council could have reached it – the old concept known to lawyers as “Wednesbury unreasonable”. I reject this submission. The Tribunal is not confined to the narrow grounds on which the administrative court would interfere with a public authority’s decision in an application for judicial review. This is an ordinary right of appeal, on fact and law, to the First Tier Tribunal.
4. I have indicated that the Kings Head was not in current use as a pub when the Parish Council made its application to South Norfolk. This meant that in order to decide whether to include the building in the list, South Norfolk had to consider Section 88(2) Localism Act 2011 and to ask themselves whether:-
  - “ (a) There is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social well being or interests of the local community, and
  - (b) It is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community”.
5. It is convenient to refer to the first condition in sub para (a) as “the past condition” and to the second condition in sub para (b) as “the future condition”.
6. Both the past and the future conditions must be satisfied before a building can be listed.
7. It is striking that in setting out the future condition Parliament used a definite period of five years whereas in setting out the past condition Parliament used the vaguer formula “the recent past”. Where Parliament has opted for a loose expression, it is not the Tribunal’s role to undermine that by giving the phrase a meaning which is certain.

**Appellant:** GK Scott

**Date of decision:** 14 August 2014

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8. The facts of this case obviously raise the question of whether the community use existed “in the recent past” and this is the first of the grounds on which Mr Scott appeals.
9. The statute, as I have indicated, does not provide a clear answer.
10. An important feature of this case, it seems to me, is the reasoning of the officer who conducted the review on behalf of South Norfolk. That review, as I have explained, was unfavourable to Mr Scott. In the course of the review decision there appears the following:-

“ Therefore, in light of the history of the property and the community right to bid application by the Parish Council, I am inclined to mitigate the issue of recent usage with the viability of the business and the need for a premises of this type to further the social wellbeing of the community.”

And the decision concludes:-

“ In conclusion, South Norfolk Council’s position in this matter is that:

- The Kings Head at Pulham St Mary could be used by the community as a recreational facility.
  - The pub is not currently in use, nor has it been used in the recent past, however
  - The history of the property demonstrates and the recent planning application from Mr Scott confirms the viability of the business.”
11. So it will be seen that the reviewing officer found as a fact that there had been no community use of the building in the recent past because of the six year closure

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**Decision Notice Continued**

**Tribunal Reference Number: CR/2014/0007**

**Appellant: GK Scott**

**Date of decision: 14 August 2014**

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period. It seems to me that in the circumstances it would be quite unfair if I took a different view.

12. I therefore conclude, as the reviewing officer should have done from his finding of fact, that the past condition was not satisfied. The appeal therefore succeeds. In the circumstances I need not deal with the other grounds of appeal.
13. This decision was taken without a hearing because all parties had consented to that course and I was satisfied that I could properly determine the issues without one.

**NJ Warren**

**Chamber President**

**Dated 14 August 2014**

Date: 17/02/2014

Time: 14:28:43

**Railway - 2129**

Page: 1

**Balance Sheet**

From: Brought forward

To: Month 12, January 2014

**Fixed Assets**

Tangible Fixed Assets at Cost	43,218.00	
Accumulated Depreciation	<u>(38,239.88)</u>	
		<b>4,978.12</b>

**Current Assets**

Stock	2,588.42	
Brewery Deposits	7,379.42	
Prepayments	2,151.34	
Cash in Hand	<u>(5,141.76)</u>	
		<b>6,977.42</b>

**Current Liabilities**

Creditors	16,749.86	
Accruals	999.00	
VAT Liability	(5,825.71)	
Bank Overdraft	<u>8,005.90</u>	
		<b>19,929.05</b>

**Current Assets less Current Liabilities:**

**(12,951.63)**

**Total Assets less Current Liabilities:**

**(7,973.51)**

**Long Term Liabilities**

Long Term Loans	<u>510.38</u>	
		<b>510.38</b>

**Total Assets less Total Liabilities:**

**(8,483.89)**

**Capital & Reserves**

Suspense and Mispostings	(5.52)	
Capital Brought Forward	(2,527.25)	
Capital Introduced	800.00	
Drawings	(6,772.14)	
P&L Account	<u>21.02</u>	
		<b><u>(8,483.89)</u></b>



**Railway - 2129**  
**Profit and Loss (Monthly Breakdown)**

	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Totals
<b>Sales</b>													
Wet Sales	9,282.50	10,662.84	10,163.67	8,626.71	8,620.30	2,581.38	8,489.05	7,178.91	7,617.88	8,505.75	10,132.72	7,387.88	99,249.59
Food Sales	1,523.89	1,143.33	3.50	0.00	0.00	0.00	0.00	0.00	0.00	200.00	29.17	0.00	2,899.89
	<u>10,806.39</u>	<u>11,806.17</u>	<u>10,167.17</u>	<u>8,626.71</u>	<u>8,620.30</u>	<u>2,581.38</u>	<u>8,489.05</u>	<u>7,178.91</u>	<u>7,617.88</u>	<u>8,705.75</u>	<u>10,161.89</u>	<u>7,387.88</u>	<u>102,149.48</u>
<b>Purchases</b>													
Wet Purchases	4,263.55	4,187.96	4,535.73	4,893.10	4,443.87	717.11	6,269.18	4,132.58	4,047.73	4,161.06	4,899.09	4,413.00	50,963.96
Food Purchases	725.00	676.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.47	12.49	0.00	1,494.60
	<u>4,988.55</u>	<u>4,864.60</u>	<u>4,535.73</u>	<u>4,893.10</u>	<u>4,443.87</u>	<u>717.11</u>	<u>6,269.18</u>	<u>4,132.58</u>	<u>4,047.73</u>	<u>4,241.53</u>	<u>4,911.58</u>	<u>4,413.00</u>	<u>52,458.56</u>
<b>Direct Expenses</b>													
Direct Costs	42.49	0.00	0.00	0.00	26.32	73.00	109.23	122.87	14.67	121.21	76.12	9.30	595.21
	<u>42.49</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>26.32</u>	<u>73.00</u>	<u>109.23</u>	<u>122.87</u>	<u>14.67</u>	<u>121.21</u>	<u>76.12</u>	<u>9.30</u>	<u>595.21</u>
<b>Gross Profit/(Loss)</b>	<u>5,775.35</u>	<u>6,941.57</u>	<u>5,631.44</u>	<u>3,733.61</u>	<u>4,150.11</u>	<u>1,791.27</u>	<u>2,110.64</u>	<u>2,923.46</u>	<u>3,555.48</u>	<u>4,343.01</u>	<u>5,174.19</u>	<u>2,965.58</u>	<u>49,095.71</u>
<b>Overheads</b>													
Promotion & Advertising Costs	263.54	168.00	1,632.17	76.29	0.00	4.30	525.55	140.00	435.86	225.91	594.78	113.02	4,179.42
Staff Costs	1,614.00	2,011.71	1,455.21	1,213.65	1,442.43	425.50	1,121.50	1,372.15	1,283.10	1,334.60	1,397.99	1,351.66	16,023.50
Rent	752.45	2,452.78	1,582.42	0.00	0.00	0.00	0.00	589.70	(510.58)	0.00	0.00	0.00	4,866.77
Business Rates	609.37	609.38	625.63	625.63	625.62	625.63	625.63	625.62	625.62	625.63	625.63	625.62	7,475.01
Light & Heat	443.78	319.81	566.07	417.13	252.00	502.74	403.18	460.00	425.00	359.16	405.00	520.85	5,074.72
Other Utilities	(55.81)	179.71	308.94	301.66	94.75	161.19	(62.34)	46.46	50.42	49.50	229.83	75.23	1,379.54
Motor Expenses	100.02	159.00	228.82	211.16	788.66	140.02	426.96	320.01	167.24	205.58	175.57	215.57	3,138.61
Office Costs	5.00	40.88	9.60	32.92	11.20	7.18	60.08	14.35	11.40	7.00	10.10	7.15	216.86
Legal and Professional Fees	166.16	116.16	1,303.69	128.61	124.45	128.61	479.68	(203.28)	95.56	147.04	(650.53)	152.30	1,988.45
TV, Sky & Licence Costs	0.00	12.13	12.13	12.13	12.12	12.13	12.13	12.12	12.12	12.13	12.12	12.12	133.38
Equipment Costs	22.74	22.74	22.74	22.74	22.74	22.74	22.74	22.74	0.00	0.00	0.00	0.00	181.92
Premises Costs	44.46	44.46	138.76	337.59	55.92	57.99	50.16	38.91	11.57	0.83	(130.61)	44.02	694.06
Cleaning	27.38	44.88	28.37	40.00	26.28	0.00	91.95	27.27	40.94	69.19	8.92	63.16	468.34
Bank Charges	257.44	90.54	143.97	163.04	138.68	323.17	160.72	68.29	104.10	112.24	86.87	260.97	1,910.03
Depreciation	124.86	122.36	119.91	117.51	115.16	112.86	110.61	108.41	106.23	104.12	102.04	100.01	1,344.08
	<u>4,375.39</u>	<u>6,394.54</u>	<u>8,178.43</u>	<u>3,700.06</u>	<u>3,710.01</u>	<u>2,524.06</u>	<u>4,028.55</u>	<u>3,642.75</u>	<u>2,858.58</u>	<u>3,252.93</u>	<u>2,867.71</u>	<u>3,541.68</u>	<u>49,074.69</u>
<b>Net Profit/(Loss):</b>	<u>1,399.96</u>	<u>547.03</u>	<u>(2,546.99)</u>	<u>33.55</u>	<u>440.10</u>	<u>(732.79)</u>	<u>(1,917.91)</u>	<u>(719.29)</u>	<u>696.90</u>	<u>1,090.08</u>	<u>2,306.48</u>	<u>(576.10)</u>	<u>21.02</u>

# The Railway Arms

Draft Accounts for the period 1 June 2014 to 31 May 2015

WET SALES	128,196.79	
FOOD SALES	54,274.56	
OTHER INCOME	38.61	
<b>SALES</b>		<b>182,509.96</b>
WET STOCK PURCHASED	66,209.23	
WET STOCK MOVEMENT	2,003.47	
WET TO/FROM STOCK	-4,253.20	
FOOD PURCHASES	35,112.05	
DRY STOCK MOVEMENT	3,937.27	
FOOD TO/FROM STOCK	-4,889.78	
GENERAL COSTS	11,772.12	
<b>PURCHASES</b>		<b>(109,891.16)</b>
<b>Gross Profit Before Wages</b>		<b>72,618.80</b>
WAGE COSTS	47,841.04	
<b>DIRECT WAGE COSTS</b>		<b>(47,841.04)</b>
<b>Gross Profit After Wages</b>		<b>24,777.76</b>
RENT	3,212.13	
RATES	7,623.54	
SERVICE CHARGES	9,210.76	
UTILITIES	5,090.02	
MOTOR EXPENSES	200.00	
CLEANING & GARDENING	2,772.50	
PRINTING & POSTAGE	1,827.11	
IT COSTS	205.79	
TELEPHONE & FAX	677.98	
SUNDRIES	23.91	
INSURANCE	843.13	
MOTOR & TRAVEL EXPENSES	1,101.71	
MARKETING & PROMOTION	3,332.56	
LEGAL & PROFESSIONAL COSTS	2,627.82	
REPAIRS & MAINTENANCE	5,746.68	
<b>EXPENSES</b>		<b>(44,495.64)</b>
INTEREST CHARGES	71.56	
BANK CHARGES	3,580.06	
QUERIES	140.00	
<b>FINANCE CHARGES</b>		<b>(3,791.62)</b>
LEASE PURCHASE COSTS	745.78	
<b>NON RECURRING COSTS</b>		<b>(745.78)</b>
<b>Trading Profit</b>		<b>-24,255.28</b>
<b>Net Profit</b>		<b>-24,255.28</b>



# The Railway Arms

## Management Accounts for the period ending 31 May 2015

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	PTD	
4001 Open DRINK	301	8119	5560	4073	2531	1266	1155	726	1127	584	502	772	26916	
4003 Ales Foreign	18	21	44	166	579	536	146	31	49	39	54	15	1699	
4004 Ales Own	331	2309	1774	1882	1478	1616	2692	2142	2103	2542	2743	2916	24527	
4005 Mixed Olives	0	0	0	0	0	0	0	3	0	0	3	0	20	
4007 Magners	0	0	0	0	0	0	0	0	0	0	34	3	38	
4009 Cordial	0	0	0	0	0	0	0	5	6	16	21	15	62	
4013 RUBY PORT	0	0	0	0	0	0	0	0	0	0	6	0	6	
4014 Fruit Juices	0	0	0	20	65	66	87	56	38	91	139	188	751	
4016 Lagers Foreign Bottled	0	0	0	0	0	31	109	75	100	103	259	339	1016	
4017 Lagers Foreign Draught	179	510	1391	1290	1080	1293	1153	990	229	499	1445	1469	11888	
4018 Lagers Own Draught	185	2042	2415	2213	1352	1414	1553	1246	1313	1266	2020	2227	19244	
4019 Becks Blue	0	0	0	0	2	2	11	9	2	5	16	7	55	
4020 Minerals	0	0	8	17	27	25	40	15	17	5	5	10	169	
4021 Minerals Post Mix	0	0	0	16	71	145	305	284	268	384	392	447	2313	
4022 SCHWEPPEES SLIMLINE TONIC	0	0	0	0	0	0	44	35	62	74	134	108	436	
4023 Pub Snacks	0	0	11	106	77	100	173	141	148	149	233	245	1364	
4025 Spirits	11	65	2	56	102	391	877	795	882	916	1230	1386	6714	
4027 Red Wine	74	236	378	363	461	936	1018	1203	930	805	729	586	7801	
4028 Rose Wine	42	136	167	4	67	106	111	181	129	29	102	102	1180	
4029 Sparkling Wine	0	55	22	36	91	204	852	392	565	419	228	200	2863	
4030 White Wines	212	1702	1664	1749	1528	1405	1629	1240	1638	2135	1990	2206	19117	
<b>WET SALES</b>	<b>1313</b>	<b>15795</b>	<b>13459</b>	<b>12009</b>	<b>9520</b>	<b>9566</b>	<b>11758</b>	<b>9567</b>	<b>9606</b>	<b>10120</b>	<b>12245</b>	<b>13238</b>	<b>128197</b>	
4002 Open FOOD	60	3517	4426	5641	4168	5322	5413	4503	3797	3498	3724	4901	48969	
4008 Coffee	0	0	1	14	8	45	117	131	75	83	101	139	713	
4010 Desserts	0	0	55	0	0	0	0	5	0	0	0	0	60	
4033 Big Plates	0	0	994	80	351	365	628	203	121	23	0	0	2763	
4034 Side dishes	0	0	35	0	19	33	15	8	0	0	4	4	119	
4035 Minute Steak	0	0	0	0	293	225	105	245	350	230	92	35	1565	
4037 King Prawns	0	0	0	0	0	0	0	0	0	63	23	0	86	
<b>FOOD SALES</b>	<b>60</b>	<b>3517</b>	<b>5512</b>	<b>5734</b>	<b>4839</b>	<b>5989</b>	<b>6277</b>	<b>5095</b>	<b>4343</b>	<b>3898</b>	<b>3933</b>	<b>5079</b>	<b>54275</b>	
4960 Interest Income	0	0	0	0	0	0	0	6	13	6	4	9	39	
<b>OTHER INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>13</b>	<b>6</b>	<b>4</b>	<b>9</b>	<b>39</b>	
<b>SALES</b>	<b>1372</b>	<b>19312</b>	<b>18971</b>	<b>17743</b>	<b>14359</b>	<b>15555</b>	<b>18035</b>	<b>14668</b>	<b>13962</b>	<b>14024</b>	<b>16183</b>	<b>18326</b>	<b>182510</b>	
5000 Wet Purchases	718	587	286	76	27	25	1139	334	1147	180	707	406	5631	
5001 Charles Wells	2671	8254	5437	6810	4819	5818	6208	1674	3559	3895	4921	6511	60578	
<b>WET STOCK PURCHASED</b>	<b>3389</b>	<b>8841</b>	<b>5722</b>	<b>6886</b>	<b>4845</b>	<b>5843</b>	<b>7347</b>	<b>2008</b>	<b>4707</b>	<b>4075</b>	<b>5628</b>	<b>6917</b>	<b>66209</b>	
5999 Stock Movement	0	0	0	0	0	0	0	743	1154	0	106	0	2003	
<b>WET STOCK MOVEMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>743</b>	<b>1154</b>	<b>0</b>	<b>106</b>	<b>0</b>	<b>2003</b>	
0000 Transfer to Stock	-3389	-8841	-5722	-6886	-4845	-5843	-7347	-2008	-4707	-4075	-5628	-6917	-66209	
0000 Monthly from Stock	664	7992	6810	6077	4817	4841	5950	4841	4073	4483	5425	5984	61956	
<b>Wet GP%</b>	<b>49.4</b>	<b>49.4</b>	<b>49.4</b>	<b>49.4</b>	<b>49.4</b>	<b>49.4</b>	<b>49.4</b>	<b>49.4</b>	<b>49.4</b>	<b>57.6</b>	<b>55.7</b>	<b>55.7</b>	<b>54.8</b>	<b>51.7</b>
<b>NET TO/FROM STOCK</b>	<b>-2725</b>	<b>-849</b>	<b>1088</b>	<b>-809</b>	<b>-28</b>	<b>-1003</b>	<b>-1398</b>	<b>2832</b>	<b>-634</b>	<b>408</b>	<b>-203</b>	<b>-933</b>	<b>-4253</b>	
5020 General food	471	1757	1795	1504	840	1331	1331	712	1083	1098	1626	2053	15612	
5021 3663	0	993	892	1121	852	1479	963	0	0	0	0	0	6309	
5022 Burtons Butchers	75	802	883	740	612	495	708	625	508	427	682	678	7237	
5023 Fisher & Wood	124	1039	470	622	255	515	474	71	29	0	0	0	3597	
5024 IFISH	0	35	317	209	143	188	354	64	57	41	69	0	1477	
5025 Booker	0	0	0	0	0	0	0	377	180	0	0	0	557	
5026 Tesco	0	0	0	0	0	0	0	101	13	22	54	132	323	
<b>FOOD PURCHASES</b>	<b>670</b>	<b>4627</b>	<b>4356</b>	<b>4196</b>	<b>2712</b>	<b>4008</b>	<b>3830</b>	<b>1950</b>	<b>1871</b>	<b>1589</b>	<b>2431</b>	<b>2874</b>	<b>35112</b>	
5998 food adjust	0	0	0	0	0	0	0	0	1383	0	1416	1138	3937	
<b>DRY STOCK MOVEMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1383</b>	<b>0</b>	<b>1416</b>	<b>1138</b>	<b>3937</b>	
0000 Transfer to Stock	-670	-4627	-4356	-4196	-2712	-4008	-3830	-1950	-1871	-1589	-2431	-2874	-35112	
0000 Monthly from Stock	40	2353	3687	3836	3237	4007	4199	3408	652	1559	1573	1671	30222	
<b>Food GP%</b>	<b>33.1</b>	<b>33.1</b>	<b>33.1</b>	<b>33.1</b>	<b>33.1</b>	<b>33.1</b>	<b>33.1</b>	<b>33.1</b>	<b>85.0</b>	<b>60.0</b>	<b>60.0</b>	<b>67.1</b>	<b>44.3</b>	
<b>FOOD TO/FROM STOCK</b>	<b>-630</b>	<b>-2274</b>	<b>-669</b>	<b>-360</b>	<b>525</b>	<b>-1</b>	<b>370</b>	<b>1459</b>	<b>-1219</b>	<b>-30</b>	<b>-858</b>	<b>-1203</b>	<b>-4890</b>	
6103 Equipment Hire	0	510	180	180	180	180	180	180	180	180	180	180	2311	
5031 General Expenses	241	950	215	423	57	378	702	167	155	-290	40	200	3237	



# The Railway Arms

## Management Accounts for the period ending 31 May 2015 (cont)

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	PTD
6860 Small Tools	0	0	46	24	0	0	48	0	0	0	0	0	118
6600 Entertainers	200	200	200	303	200	400	626	245	463	1427	471	0	4735
6830 Machine Hire	0	0	29	0	9	492	621	0	0	0	0	0	1151
6900 Commissions	0	0	0	0	0	0	0	0	0	0	124	96	220
<b>CofS%</b>	<b>295.7</b>	<b>69.7</b>	<b>53.1</b>	<b>62.5</b>	<b>52.6</b>	<b>63.3</b>	<b>62.0</b>	<b>27.0</b>	<b>47.1</b>	<b>40.4</b>	<b>49.8</b>	<b>53.4</b>	<b>55.5</b>
<b>GENERAL COSTS</b>	<b>441</b>	<b>1660</b>	<b>670</b>	<b>930</b>	<b>447</b>	<b>1450</b>	<b>2177</b>	<b>592</b>	<b>798</b>	<b>1316</b>	<b>814</b>	<b>476</b>	<b>11772</b>
<b>PURCHASES</b>	<b>1145</b>	<b>12005</b>	<b>11168</b>	<b>10843</b>	<b>8501</b>	<b>10297</b>	<b>12326</b>	<b>9585</b>	<b>8059</b>	<b>7359</b>	<b>9334</b>	<b>9269</b>	<b>109891</b>
<b>Gross Profit Before Wages</b>	<b>227</b>	<b>7307</b>	<b>7803</b>	<b>6900</b>	<b>5858</b>	<b>5258</b>	<b>5709</b>	<b>5083</b>	<b>5903</b>	<b>6666</b>	<b>6848</b>	<b>9057</b>	<b>72619</b>
<b>Gross Profit Before Wages%</b>	<b>16.6%</b>	<b>37.8%</b>	<b>41.1%</b>	<b>38.9%</b>	<b>40.8%</b>	<b>33.8%</b>	<b>31.7%</b>	<b>34.7%</b>	<b>42.3%</b>	<b>47.5%</b>	<b>42.3%</b>	<b>49.4%</b>	<b>39.8%</b>
7010 Salaries	0	4207	6170	5239	3778	4167	3926	2326	2191	2631	2354	3172	40179
7017 Tax Withheld	0	530	754	607	511	344	428	139	286	384	262	84	4331
7018 Employees NI	0	193	260	240	231	161	115	33	51	82	42	49	1457
7019 Employers NI	0	0	0	0	0	0	0	0	0	95	47	56	198
6200 Sub-Contractors	0	183	111	159	306	319	0	600	0	0	0	0	1677
<b>Wages%</b>	<b>0.0</b>	<b>26.5</b>	<b>38.5</b>	<b>35.2</b>	<b>33.6</b>	<b>32.2</b>	<b>24.8</b>	<b>21.1</b>	<b>18.1</b>	<b>22.8</b>	<b>16.7</b>	<b>18.3</b>	<b>26.2</b>
<b>WAGE COSTS</b>	<b>0</b>	<b>5113</b>	<b>7295</b>	<b>6244</b>	<b>4826</b>	<b>5011</b>	<b>4469</b>	<b>3098</b>	<b>2528</b>	<b>3192</b>	<b>2705</b>	<b>3361</b>	<b>47841</b>
<b>DIRECT WAGE COSTS</b>	<b>0</b>	<b>5113</b>	<b>7295</b>	<b>6244</b>	<b>4826</b>	<b>5011</b>	<b>4469</b>	<b>3098</b>	<b>2528</b>	<b>3192</b>	<b>2705</b>	<b>3361</b>	<b>47841</b>
<b>Gross Profit After Wages</b>	<b>227</b>	<b>2194</b>	<b>508</b>	<b>656</b>	<b>1032</b>	<b>247</b>	<b>1240</b>	<b>1985</b>	<b>3376</b>	<b>3473</b>	<b>4144</b>	<b>5696</b>	<b>24778</b>
<b>Gross Profit After Wages%</b>	<b>16.6%</b>	<b>11.4%</b>	<b>2.7%</b>	<b>3.7%</b>	<b>7.2%</b>	<b>1.6%</b>	<b>6.9%</b>	<b>13.5%</b>	<b>24.2%</b>	<b>24.8%</b>	<b>25.6%</b>	<b>31.1%</b>	<b>13.6%</b>
7100 Rent	0	0	0	0	0	0	1350	1350	1350	0	62	-1500	2612
7101 Domestic Rent	0	0	0	0	0	0	150	150	150	0	150	0	600
<b>rent%</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>8.3</b>	<b>10.2</b>	<b>10.7</b>	<b>0.0</b>	<b>1.3</b>	<b>-8.2</b>	<b>1.8</b>
<b>RENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1500</b>	<b>1500</b>	<b>1500</b>	<b>0</b>	<b>212</b>	<b>-1500</b>	<b>3212</b>
7110 Rates	512	512	512	512	512	512	512	512	512	0	630	820	6060
7111 Council Tax	81	81	81	81	81	81	81	81	81	0	87	87	903
7119 Water Supply	0	0	0	0	47	0	0	0	0	0	0	614	661
<b>rates%</b>	<b>37.3</b>	<b>2.7</b>	<b>2.7</b>	<b>2.9</b>	<b>3.6</b>	<b>3.3</b>	<b>2.8</b>	<b>3.5</b>	<b>3.7</b>	<b>0.0</b>	<b>3.9</b>	<b>4.5</b>	<b>3.3</b>
<b>RATES</b>	<b>593</b>	<b>593</b>	<b>593</b>	<b>593</b>	<b>640</b>	<b>593</b>	<b>593</b>	<b>593</b>	<b>593</b>	<b>0</b>	<b>717</b>	<b>1521</b>	<b>7624</b>
7150 CW Service Charge	559	163	163	163	163	170	170	143	143	143	143	143	2265
7151 CW Accountancy	217	217	217	217	217	217	217	238	238	238	238	238	2709
7152 CW Stocks Wet	130	130	130	130	130	130	130	143	143	143	143	143	1625
7154 CW Bank Charges	0	0	0	0	0	0	30	0	0	0	0	0	30
7156 CW Extract Cleaning	31	31	31	31	31	31	31	31	31	31	31	31	369
7158 CW Conditional Purchase	0	370	185	185	185	185	185	185	185	185	185	-185	1850
7159 CW Rentalisation of Inven	30	30	30	30	30	30	30	30	30	30	30	30	363
<b>SERVICE CHARGES</b>	<b>967</b>	<b>941</b>	<b>756</b>	<b>756</b>	<b>756</b>	<b>763</b>	<b>793</b>	<b>770</b>	<b>770</b>	<b>770</b>	<b>770</b>	<b>400</b>	<b>9211</b>
7120 Power	0	264	264	264	472	472	472	784	472	162	179	173	3977
7121 Gas	0	9	72	292	112	154	272	-802	179	564	28	39	919
7080 Canteen	0	4	74	0	0	0	0	0	0	0	45	34	157
7081 Uniforms	0	0	0	0	36	0	0	0	0	0	0	0	36
<b>UTILITIES</b>	<b>0</b>	<b>277</b>	<b>410</b>	<b>556</b>	<b>619</b>	<b>626</b>	<b>744</b>	<b>-17</b>	<b>651</b>	<b>727</b>	<b>252</b>	<b>246</b>	<b>5090</b>
7370 Car Hire	0	0	0	0	0	0	0	0	0	0	0	200	200
<b>MOTOR EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200</b>	<b>200</b>
7130 Other Services	446	0	0	170	0	0	163	159	196	75	20	48	1276
7131 ReUse Disposal	0	433	0	0	0	0	0	0	0	-150	0	0	283
7132 Cleaning	32	223	14	152	4	37	112	45	6	281	123	184	1213
<b>CLEANING &amp; GARDENING</b>	<b>478</b>	<b>656</b>	<b>14</b>	<b>322</b>	<b>4</b>	<b>37</b>	<b>275</b>	<b>204</b>	<b>202</b>	<b>206</b>	<b>143</b>	<b>232</b>	<b>2773</b>
7500 Printing & Stationery	0	78	225	181	20	28	0	139	0	17	1	0	689
7551 Postage & Carriage	0	0	0	0	0	13	0	0	0	0	0	4	17
7560 Subscriptions	217	335	0	29	58	79	29	29	12	12	12	12	825
7561 PRS Fees	296	0	0	0	0	0	0	0	0	0	0	0	296
<b>PRINTING &amp; POSTAGE</b>	<b>513</b>	<b>413</b>	<b>225</b>	<b>210</b>	<b>78</b>	<b>120</b>	<b>29</b>	<b>168</b>	<b>12</b>	<b>29</b>	<b>13</b>	<b>16</b>	<b>1827</b>



# The Railway Arms

## Management Accounts for the period ending 31 May 2015 (cont)

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	PTD
7580 IT Costs	59	117	0	0	0	0	0	0	0	0	0	0	206
<b>IT COSTS</b>	<b>89</b>	<b>117</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>206</b>
7510 Telephone	0	43	22	42	40	50	33	46	65	54	62	220	678
<b>TELEPHONE &amp; FAX</b>	<b>0</b>	<b>43</b>	<b>22</b>	<b>42</b>	<b>40</b>	<b>50</b>	<b>33</b>	<b>46</b>	<b>65</b>	<b>54</b>	<b>62</b>	<b>220</b>	<b>678</b>
8200 Charitable Donations	0	0	0	16	8	0	0	0	0	0	0	0	24
<b>SUNDRIES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>
7570 Other Insurance	0	0	93	103	93	93	93	93	93	93	93	0	843
<b>INSURANCE</b>	<b>0</b>	<b>0</b>	<b>93</b>	<b>103</b>	<b>93</b>	<b>93</b>	<b>93</b>	<b>93</b>	<b>93</b>	<b>93</b>	<b>93</b>	<b>0</b>	<b>843</b>
7300 Fuel & Oil	0	110	214	73	0	147	20	33	150	67	53	73	941
7310 Maintenance	0	0	0	0	0	0	0	0	0	0	0	49	49
7340 Parking	0	0	0	7	0	2	4	0	1	6	8	0	29
7400 Rail, Air & Taxi fares	0	0	0	0	0	0	41	0	0	0	0	35	76
7420 Subsistence	0	0	7	0	0	0	0	0	0	0	0	0	7
<b>MOTOR &amp; TRAVEL EXPENSES</b>	<b>0</b>	<b>110</b>	<b>220</b>	<b>81</b>	<b>0</b>	<b>150</b>	<b>65</b>	<b>33</b>	<b>151</b>	<b>73</b>	<b>61</b>	<b>158</b>	<b>1102</b>
7200 Advertising	1250	35	17	473	157	180	180	180	90	45	135	135	2878
7220 Entertaining	0	0	0	0	0	180	0	0	0	0	275	0	455
<b>MARKETING &amp; PROMOTION</b>	<b>1250</b>	<b>35</b>	<b>17</b>	<b>473</b>	<b>157</b>	<b>360</b>	<b>180</b>	<b>180</b>	<b>90</b>	<b>45</b>	<b>410</b>	<b>135</b>	<b>3333</b>
7611 Valuers	700	0	0	0	0	0	0	0	0	0	0	0	700
7085 Recruitment	0	2378	0	-211	0	-500	0	0	0	261	0	0	1928
<b>LEGAL &amp; PROFESSIONAL COSTS</b>	<b>700</b>	<b>2378</b>	<b>0</b>	<b>-211</b>	<b>0</b>	<b>-500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>261</b>	<b>0</b>	<b>0</b>	<b>2628</b>
7800 Premises Repairs	538	400	211	18	225	0	4	48	67	19	63	0	1594
7810 Equipment Maintenance	594	1239	398	526	64	0	0	0	329	0	78	18	3245
7812 Garden Maintenance	347	11	126	135	20	100	0	0	0	72	47	50	908
<b>REPAIRS &amp; MAINTENANCE</b>	<b>1479</b>	<b>1650</b>	<b>735</b>	<b>679</b>	<b>309</b>	<b>100</b>	<b>4</b>	<b>48</b>	<b>396</b>	<b>91</b>	<b>188</b>	<b>68</b>	<b>5747</b>
<b>EXPENSES</b>	<b>6070</b>	<b>7214</b>	<b>3085</b>	<b>3619</b>	<b>2703</b>	<b>2392</b>	<b>4308</b>	<b>3617</b>	<b>4523</b>	<b>2348</b>	<b>2922</b>	<b>1694</b>	<b>44496</b>
7900 Bank Interest	0	0	0	0	0	1	13	14	21	11	13	0	72
<b>INTEREST CHARGES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>13</b>	<b>14</b>	<b>21</b>	<b>11</b>	<b>13</b>	<b>0</b>	<b>72</b>
7910 Bank Charges	0	0	0	0	424	6	348	102	231	462	316	334	2223
7920 Credit Card Charges	95	261	181	153	0	132	129	133	111	0	0	162	1357
<b>BANK CHARGES</b>	<b>95</b>	<b>261</b>	<b>181</b>	<b>153</b>	<b>424</b>	<b>138</b>	<b>478</b>	<b>234</b>	<b>341</b>	<b>462</b>	<b>316</b>	<b>497</b>	<b>3580</b>
8299 Queries	0	0	0	0	0	0	0	0	0	0	0	140	140
<b>QUERIES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>140</b>	<b>140</b>
<b>FINANCE CHARGES</b>	<b>95</b>	<b>261</b>	<b>181</b>	<b>153</b>	<b>424</b>	<b>139</b>	<b>491</b>	<b>248</b>	<b>362</b>	<b>473</b>	<b>328</b>	<b>637</b>	<b>3792</b>
7590 Lease Rentals	0	0	199	49	49	64	64	64	64	64	64	64	746
<b>LEASE PURCHASE COSTS</b>	<b>0</b>	<b>0</b>	<b>199</b>	<b>49</b>	<b>49</b>	<b>64</b>	<b>64</b>	<b>64</b>	<b>64</b>	<b>64</b>	<b>64</b>	<b>64</b>	<b>746</b>
<b>NON RECURRING COSTS</b>	<b>0</b>	<b>0</b>	<b>199</b>	<b>49</b>	<b>49</b>	<b>64</b>	<b>64</b>	<b>64</b>	<b>64</b>	<b>64</b>	<b>64</b>	<b>64</b>	<b>746</b>
<b>Trading Profit</b>	<b>-5937</b>	<b>-5281</b>	<b>-2956</b>	<b>-3165</b>	<b>-2144</b>	<b>-2348</b>	<b>-3623</b>	<b>-1944</b>	<b>-1574</b>	<b>588</b>	<b>829</b>	<b>3301</b>	<b>-24255</b>
<b>Trading Profit%</b>	<b>-432.6%</b>	<b>-27.3%</b>	<b>-15.6%</b>	<b>-17.8%</b>	<b>-14.9%</b>	<b>-15.1%</b>	<b>-20.1%</b>	<b>-13.3%</b>	<b>-11.3%</b>	<b>4.2%</b>	<b>5.1%</b>	<b>18.0%</b>	<b>-13.3%</b>
<b>Net Profit</b>	<b>-5937</b>	<b>-5281</b>	<b>-2956</b>	<b>-3165</b>	<b>-2144</b>	<b>-2348</b>	<b>-3623</b>	<b>-1944</b>	<b>-1574</b>	<b>588</b>	<b>829</b>	<b>3301</b>	<b>-24255</b>
<b>Net Profit%</b>	<b>-432.6%</b>	<b>-27.3%</b>	<b>-15.6%</b>	<b>-17.8%</b>	<b>-14.9%</b>	<b>-15.1%</b>	<b>-20.1%</b>	<b>-13.3%</b>	<b>-11.3%</b>	<b>4.2%</b>	<b>5.1%</b>	<b>18.0%</b>	<b>-13.3%</b>



# The Railway Arms

## Management Accounts for the period ending 31 May 2015 (cont)

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	PTD	
0005 Leashold Premises	0	0	1462	0	0	0	0	0	0	0	0	0	1462	
0020 Plant & Machinery	0	8324	1316	479	146	0	0	0	0	0	0	0	10265	
0820 Additions	0	0	0	0	0	0	0	0	0	0	229	0	229	
<b>KITCHEN EQUIPMENT</b>	<b>0</b>	<b>8324</b>	<b>2778</b>	<b>479</b>	<b>146</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>229</b>	<b>0</b>	<b>11956</b>	
0040 Fixtures & Fittings	0	0	550	0	0	0	0	0	0	0	0	0	550	
<b>FIXTURES &amp; FITTINGS</b>	<b>0</b>	<b>0</b>	<b>550</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>550</b>	
0010 CW Bond	0	6000	0	0	0	0	0	0	0	0	0	0	6000	
<b>SECURITY DEPOSIT</b>	<b>0</b>	<b>6000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6000</b>	
<b>  FIXED ASSETS</b>	<b>0</b>	<b>14324</b>	<b>3328</b>	<b>479</b>	<b>146</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>229</b>	<b>0</b>	<b>18506</b>	
1000 Stock	0	0	0	0	0	0	0	-743	-1154	0	-106	0	-2003	
0000 Purchases	0	3389	8841	5722	6886	4845	5843	7347	2008	4707	4075	5628	6917	66209
0000 Monthly from Stock	0	-664	-7992	6810	-6077	-4817	-4841	-5950	-4841	-4073	-4483	-5425	-5984	-61956
<b>WBT STOCK</b>	<b>0</b>	<b>2725</b>	<b>849</b>	<b>-1088</b>	<b>809</b>	<b>28</b>	<b>1003</b>	<b>1398</b>	<b>-3576</b>	<b>-520</b>	<b>-408</b>	<b>97</b>	<b>933</b>	<b>2250</b>
1001 Dry Stock Purchased	0	0	0	0	0	0	0	0	-1283	0	-1416	-1138	-3937	
0000 Purchases	0	670	4627	4356	4196	2712	4008	3830	1950	1871	1589	2431	2874	35112
0000 Transfer from Stock	0	-40	-2353	-3687	-3836	-3237	-4007	-4199	-3408	-652	-1559	-1573	-1671	-30222
<b>DRY STOCK</b>	<b>0</b>	<b>630</b>	<b>2274</b>	<b>669</b>	<b>360</b>	<b>-525</b>	<b>1</b>	<b>-370</b>	<b>-1459</b>	<b>-164</b>	<b>30</b>	<b>-558</b>	<b>65</b>	<b>953</b>
1410 Cash/Chq from Till	0	1520	18822	13507	12854	9293	8519	14215	10623	9387	9241	11194	11828	131002
1412 Cash Banked	0	-1080	-14400	-11610	-1640	-425	-3730	-4455	-7645	-5780	-5780	-6515	-7245	-70305
1239 Cash from Till	0	-782	-1365	-395	-1381	-663	-1012	-2165	-1856	-2212	-2633	-1502	-1170	-17134
1230 Petty Cash	0	1080	0	0	-44	-215	-169	30	0	180	0	0	0	682
1415 CC from Till	0	127	4352	9258	8438	7338	10147	7427	6971	7352	7581	8220	10152	87963
1417 CC Receipts	0	0	-7572	-8629	-20257	-16953	-11643	-16127	-7703	-9468	-8955	-8910	-13130	-129346
<b>BANKINGS RECONCILIATION</b>	<b>0</b>	<b>865</b>	<b>-162</b>	<b>2131</b>	<b>-2030</b>	<b>-1025</b>	<b>2112</b>	<b>-1075</b>	<b>390</b>	<b>-540</b>	<b>-726</b>	<b>2487</b>	<b>435</b>	<b>2862</b>
1200 BAR* (83084663)	0	9566	413	-6600	-1755	-2957	807	-2274	2634	-367	1220	-1714	2053	1027
1229 InterBnk Clrd	0	0	500	-500	0	0	0	0	0	0	0	0	0	0
<b>BANK &amp; BUILDING SOCS</b>	<b>0</b>	<b>9566</b>	<b>913</b>	<b>-7100</b>	<b>-1755</b>	<b>-2957</b>	<b>807</b>	<b>-2274</b>	<b>2634</b>	<b>-367</b>	<b>1220</b>	<b>-1714</b>	<b>2053</b>	<b>1027</b>
2114 Domestic Rates Accrual	0	-593	5338	-593	-593	-593	-593	-593	-593	-593	1049	-87	-87	1468
<b>DOMESTIC RATES ACCRUAL</b>	<b>0</b>	<b>-593</b>	<b>5338</b>	<b>-593</b>	<b>-593</b>	<b>-593</b>	<b>-593</b>	<b>-593</b>	<b>-593</b>	<b>-593</b>	<b>1049</b>	<b>-87</b>	<b>-87</b>	<b>1468</b>
<b>  CURRENT ASSETS</b>	<b>0</b>	<b>13192</b>	<b>9212</b>	<b>-5981</b>	<b>-3209</b>	<b>-5072</b>	<b>3330</b>	<b>-2914</b>	<b>-2604</b>	<b>-2184</b>	<b>1165</b>	<b>223</b>	<b>3399</b>	<b>8558</b>
1400 Gross Sales	0	1647	17404	22765	21292	17231	18666	21642	17594	16739	16821	19414	21980	213195
1402 Cash Received	0	-1520	-13052	-13507	-12854	-9293	-8519	-14215	-10623	-9387	-9241	-11194	-11828	-125232
1404 CC Received	0	-127	-4352	-9258	-8438	-7938	-10147	-7427	-6971	-7352	-7581	-8220	-10152	-87963
<b>MEDIA RECONCILIATION</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
2100 Trade Creditors	450	-6634	-17312	4382	669	4803	-926	-1111	2948	-92	1603	2995	580	-7643
<b>TRADE CREDITORS</b>	<b>450</b>	<b>-6634</b>	<b>-17312</b>	<b>4382</b>	<b>669</b>	<b>4803</b>	<b>-926</b>	<b>-1111</b>	<b>2948</b>	<b>-92</b>	<b>1603</b>	<b>2995</b>	<b>580</b>	<b>-7643</b>
2104 Wages Control	0	0	0	0	0	0	0	0	0	0	0	-1349	-822	-2171
<b>OTHER CREDITORS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1349</b>	<b>-822</b>	<b>-2171</b>
2102 Inland Revenue	0	0	0	0	0	0	0	0	0	0	0	-351	-189	-540
2103 VAT	0	0	0	0	0	-3930	0	3930	0	0	300	-7972	4374	-3197
<b>HMRC</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-3930</b>	<b>0</b>	<b>3930</b>	<b>0</b>	<b>0</b>	<b>300</b>	<b>-8223</b>	<b>4185</b>	<b>-3737</b>
2120 Power Accrual	0	0	-264	-264	529	-472	-472	942	-472	-472	0	0	0	-943
<b>ACCRUALS</b>	<b>0</b>	<b>0</b>	<b>-264</b>	<b>-264</b>	<b>529</b>	<b>-472</b>	<b>-472</b>	<b>942</b>	<b>-472</b>	<b>-472</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-943</b>
2200 VAT on Outputs	0	-274	-3862	-3799	-3549	-2872	-3111	-3607	-2932	-2790	2804	-3236	-3663	-36494
2201 VAT on Inputs	0	2879	3102	1668	2061	1234	1666	2683	869	1569	1257	1763	1399	22151
2205 Box 1	0	0	0	0	0	14352	0	0	0	0	0	18480	0	32812
2207 Box 4	0	0	0	0	0	-10421	0	0	0	0	0	-10309	0	-20730
<b>VAT</b>	<b>0</b>	<b>2604</b>	<b>-761</b>	<b>-2127</b>	<b>-1487</b>	<b>2293</b>	<b>-1445</b>	<b>-924</b>	<b>-2063</b>	<b>-1221</b>	<b>-1546</b>	<b>6699</b>	<b>-2265</b>	<b>-2241</b>
<b>  CURRENT LIABILITIES</b>	<b>450</b>	<b>-4029</b>	<b>-18337</b>	<b>1992</b>	<b>-289</b>	<b>2694</b>	<b>-2842</b>	<b>2838</b>	<b>413</b>	<b>-1784</b>	<b>357</b>	<b>123</b>	<b>1679</b>	<b>-16736</b>



# The Railway Arms

## Management Accounts for the period ending 31 May 2015 (cont)

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	PTD	
TOTAL NET ASSETS	450	23488	-5797	-3510	-3352	-2378	489	-76	-2191	-3968	1522	575	5078	10328
LONG TERM LIABILITIES	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NET ASSETS	450	23488	-5797	-3510	-3352	-2378	489	-76	-2191	-3968	1522	575	5078	10328
BALANCE B/F	0	5937	5281	2956	3165	2144	2348	3623	1944	1574	-588	-829	-3301	24255
3110 Capital Introduced	0	-26000	0	0	0	0	0	-5000	0	0	0	0	0	-31000
CAPITAL INTRODUCED	0	-26000	0	0	0	0	0	-5000	0	0	0	0	0	-31000
3000 Drawings	0	13	1557	2160	1555	3399	750	5500	456	2401	1450	1450	-1479	19153
2300 Personal	-450	-3438	-1042	-1546	-1367	-3165	-3586	-4047	-210	-7	-2384	1196	-299	-22736
DRAWINGS/SHARES	-450	-3425	516	554	187	234	-2836	1453	246	2394	-934	254	-1777	-3584
FINANCED BY	-450	-23488	5797	3510	3352	2378	-489	76	2191	3968	-1522	-575	-5078	-10328



HOME

OCTOBER  
01.10.15 TO 31.10.15NOVEMBER  
01.11.15 TO 30.11.15

SITE NO 422

**THE RAILWAY ARMS, SAFFRON WALD  
TRADING AND PROFIT AND LOSS ACC  
MONTHLY FROM 1ST OCTOBER 2015**

	OCTOBER		NOVEMBER	
	01.10.15 TO	31.10.15	01.11.15 TO	30.11.15
<b>INCOME</b>				
LIQUOR	795.79	100.00%	6013.26	87.69%
CATERING	0.00	0.00%	844.04	12.31%
DEPOSITS	0.00	0.00%	0.00	0.00%
ACCOMMODATION	0.00	0.00%	0.00	0.00%
CIGARETTES	0.00	0.00%	0.00	0.00%
AWP MACHINES	0.00	0.00%	0.00	0.00%
SWP MACHINES	0.00	0.00%	0.00	0.00%
JUKE BOX	0.00	0.00%	0.00	0.00%
POOL	0.00	0.00%	0.00	0.00%
OTHER	0.00	0.00%	0.00	0.00%
TILL DIFFERENCE	0.00	0.00%	0.00	0.00%
<b>TOTAL SALES EX VAT</b>	<b>795.79</b>	<b>100.00%</b>	<b>6857.30</b>	<b>100.00%</b>
<b>PURCHASES</b>				
LIQUOR	3072.06	90.58%	3689.03	89.66%
CATERING	319.55	9.42%	425.63	10.34%
CIGARETTES	0.00	0.00%	0.00	0.00%
CRISPS	0.00	0.00%	0.00	0.00%
AWP MACHINES	0.00	0.00%	0.00	0.00%
SWP MACHINES	0.00	0.00%	0.00	0.00%
JUKE BOX	0.00	0.00%	0.00	0.00%
POOL	0.00	#DIV/0!	0.00	#DIV/0!
MGD	0.00	0.00%	0.00	0.00%
<b>TOTAL PURCHASES EX VAT</b>	<b>3391.61</b>	<b>#DIV/0!</b>	<b>4114.66</b>	<b>#DIV/0!</b>
LIQUOR OPENING STOCK	0.00		2674.20	E
CATERING OPENING STOCK	0.00		319.55	
CIGARETTES OPENING STOCK	0.00		0.00	
PURCHASES	3391.61		4114.66	
	<u>3391.61</u>		<u>7108.41</u>	
LIQUOR CLOSING STOCK	2674.20	E	3503.00	
CATERING CLOSING STOCK	319.55		414.00	
CIGARETTES CLOSING STOCK	0.00		0.00	
<b>COST OF GOODS SOLD</b>	<b>397.86</b>		<b>3191.41</b>	
<b>GROSS TRADING PROFIT</b>	<b>397.93</b>	<b>50.00%</b>	<b>3665.89</b>	<b>53.46%</b>



LIQUOR TRADING PROFIT	397.93	50.00%	3153.03	52.43%
CATERING TRADING PROFIT	0.00	#DIV/0!	512.86	60.76%
CIGARETTES TRADING PROFIT	0.00	#DIV/0!	0.00	#DIV/0!
MACHINES TRADING PROFIT	0.00	#DIV/0!	0.00	#DIV/0!

### EXPENSES

#### **EMPLOYEE COSTS**

MANAGERS SALARIES	642.86	80.78%	2000.00	29.17%
MANAGERS BONUS	0.00	0.00%	0.00	0.00%
CHEFS WAGES	0.00	0.00%	0.00	0.00%
STAFF WAGES	74.33	9.34%	420.07	6.13%
CASUAL WAGES	0.00	0.00%	0.00	0.00%
TAX & NIC	0.00	0.00%	0.00	0.00%
EMPLOYER NIC	0.00	0.00%	0.00	0.00%
DOORMAN	0.00	0.00%	0.00	0.00%
FOOD & DRINK	0.00	0.00%	0.00	0.00%
OTHER	0.00	0.00%	0.00	0.00%
<b>TOTAL EMPLOYEE COSTS</b>	<b>717.19</b>	<b>90.12%</b>	<b>2420.07</b>	<b>35.29%</b>

#### **PREMISES COSTS**

ACCRUALS	0.00		0.00	
BUILDING INSURANCE	0.00		0.00	
COAL & LOGS	0.00		0.00	
CONTRACT CLEANING	0.00		0.00	
CLEANING MATERIALS	45.23		89.86	
COOLER HIRE	0.00		0.00	
COUNCIL TAX	0.00		153.58	
CYLINDER RENTAL	0.00		0.00	
DOMESTIC RENT	0.00		0.00	
DRY CLEANING	0.00		0.00	
EFT RENTAL	0.00		40.00	
ELECTRIC	200.00		121.20	
GARDENING	0.00		25.00	
GAS	143.75		143.75	
GAS CO2/SURE	61.23		0.00	
HARDWARE	0.00		0.00	
HIRE OF EQUIPMENT	0.00		0.00	
INSURANCES	94.22		94.25	
INTEREST ON LOAN	0.00		0.00	
LOAN	0.00		0.00	
OTHER	0.00		0.00	
NON DOMESTIC RATES	325.13		367.18	
PEST CONTROL	0.00		0.00	
PUB RENT	0.00		0.00	
SANITARY DISPOSAL	0.00		0.00	
SECURITY GUARDS	0.00		0.00	
SEWEGE RATES	14.30		43.77	
WASTE RUBBISH	98.54		112.52	
WATER RATES	9.80		3.40	
WINDOW CLEANING	0.00		25.00	
<b>TOTAL PREMISES COSTS</b>	<b>992.20</b>	<b>124.68%</b>	<b>1219.51</b>	<b>17.78%</b>

**REPAIRS COSTS**

DRAIN CLEANING	0.00	0.00
ELECTRICAL	61.98	0.00
LIGHTING	18.75	16.13
OTHER	19.39	22.64
PAINTING DECORATING	0.00	0.00
PLUMBING HEATING	15.83	0.00
EQUIPMENT	0.00	0.00
PREMISES	0.00	0.00

<b>TOTAL REPAIRS COSTS</b>	<b>115.95</b>	<b>14.57%</b>	<b>38.77</b>	<b>0.57%</b>
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**GENERAL ADMIN EXPENSES**

COMPUTER	0.00	0.00
MOBILE PHONE	0.00	0.00
OTHER	0.00	7.56
PAYROLL	0.00	0.00
STATIONERY	20.83	43.03
TELEPHONES	19.95	41.60

<b>TOTAL ADMIN EXPENSES</b>	<b>40.78</b>	<b>5.12%</b>	<b>92.19</b>	<b>1.34%</b>
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**MOTOR EXPENSES**

OTHER	0.00	0.00
PETROL	0.00	0.00
ROAD TAX	0.00	0.00
VEHICLE INSURANCE	0.00	0.00
VEHICLE REPAIRS	0.00	0.00

<b>TOTAL MOTOR EXPENSES</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>
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**TRAVEL AND SUBSISTENCE**

MEALS	0.00	0.00
OTHER	0.00	0.00
RAIL FARES	0.00	0.00
TAXI FARES	0.00	0.00

<b>TOTAL TRAVEL &amp; SUBSIST</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00%</b>
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**ADVERT, PROMO & ENTS**

ADVERTISING	0.00	0.00
DISCO DJ	0.00	0.00
DISCO EQUIPMENT	0.00	0.00
DISCO HIRE	0.00	0.00
KARAOKE	0.00	0.00
LIVE ENTERTAINMENT	0.00	0.00
OTHER	0.00	0.00
PROMOTION MATERIAL	0.00	0.00
QUIZ PRESENTER	0.00	0.00
QUIZ PRIZE	0.00	0.00
SKY TV	0.00	0.00
WEB SITE	0.00	225.00
XMAS DECORATIONS	0.00	0.00

<b>TOTAL AD, PROMO &amp; ENTS</b>	<b>0.00</b>	<b>0.00%</b>	<b>225.00</b>	<b>3.28%</b>
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**LEGAL AND PROFESSIONAL**

ACCOUNTANTS FEES	70.00	140.00
BOOK KEEPING	0.00	0.00

COURT FEES	0.00		0.00	
LEGAL FEES	0.00		0.00	
LICENCE FEES	0.00		0.00	
MUSIC LICENCE	0.00		0.00	
OTHER	0.00		0.00	
PROPERTY FEES	0.00		0.00	
STOCKTAKING	0.00		275.00	
TV LICENCE	0.00		0.00	
<b>TOTAL LEGAL &amp; PROFESSIO</b>	<b>70.00</b>	<b>8.80%</b>	<b>415.00</b>	<b>6.05%</b>
<b>INTEREST PAYABLE</b>				
BANK CHARGE	4.77		41.14	
BANK INTEREST	0.00		0.00	
CARD TRANSACTIONS	10.00 E		41.95	
OTHER	0.00		0.00	
<b>TOTAL INTEREST PAYABLE</b>	<b>14.77</b>	<b>1.86%</b>	<b>83.09</b>	<b>1.21%</b>
<b>OTHER EXPENSES</b>				
BAR SUNDRIES	7.00		6.15	
CATERING CONSUMABLES	0.00		97.99	
DISPOSABLES	0.00		56.25	
EQUIPMENT	670.00		858.08	
FLOWERS & CANDLES	2.08		0.00	
GLASSWARE	54.50		0.00	
NEWSPAPER	0.00		30.40	
OTHER	14.24		29.15	
TABLEWARE	0.00		0.00	
<b>TOTAL OTHER EXPENSES</b>	<b>747.82</b>	<b>93.97%</b>	<b>1078.02</b>	<b>15.72%</b>
<b>TOTAL OVERHEADS</b>	<b>2698.71</b>	<b>339.12%</b>	<b>5571.65</b>	<b>81.25%</b>
<b>NET PROFIT</b>	<b>-2300.78</b>		<b>-1905.76</b>	



6428.44	50.76%	4302.58	50.29%	4161.40	50.10%	6072.22
1052.85	56.58%	652.83	56.90%	778.71	63.61%	1018.41
0.00	#DIV/0!	0.00	#DIV/0!	0.00	#DIV/0!	0.00
0.00	#DIV/0!	0.00	#DIV/0!	0.00	#DIV/0!	0.00

2500.01	17.21%	2000.00	20.61%	2000.00	20.99%	2500.00
0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00
0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00
1673.13	11.52%	1627.31	16.77%	1421.62	14.92%	1844.23
0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00
3.91	0.03%	16.72	0.17%	1.90	0.02%	26.87
4.36	0.03%	15.14	0.16%	2.05	0.02%	21.14
0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00
0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00
0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00

4181.41	28.79%	3659.17	37.71%	3425.57	35.94%	4392.24
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0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	60.00	0.00	0.00	0.00	0.00
25.85	27.10	48.23	6.58	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
154.00	154.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
40.00	40.00	40.00	40.00	40.00	40.00
178.44	450.13	616.26	339.21	0.00	0.00
98.33	40.00	70.00	206.67	0.00	0.00
-20.00	1145.22	487.84	203.32	0.00	0.00
219.91	120.76	71.02	61.71	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
94.25	94.25	188.50	94.25	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
693.00	693.00	0.00	693.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00
32.35	32.35	32.35	32.35	32.35	32.35
135.00	135.00	135.00	141.99	135.00	135.00
20.41	20.41	20.41	20.41	20.41	20.41
10.00	35.00	35.00	35.00	35.00	35.00

1681.54	11.58%	3047.22	31.40%	1744.61	18.31%	1874.49
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0.00		0.00		0.00		0.00
0.00		0.00		180.00		0.00
0.00		8.33		8.75		6.67
18.04		0.00		13.33		81.95
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
<u>18.04</u>	<u>0.12%</u>	<u>8.33</u>	<u>0.09%</u>	<u>202.08</u>	<u>2.12%</u>	<u>88.62</u>

0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
15.12		15.12		0.00		15.12
0.00		0.00		0.00		0.00
23.83		13.98		25.79		31.65
153.80		30.23		28.45		41.07
<u>192.75</u>	<u>1.33%</u>	<u>59.33</u>	<u>0.61%</u>	<u>54.24</u>	<u>0.57%</u>	<u>87.84</u>

0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>

0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>

0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
350.00		0.00		150.00		180.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
18.38		16.38		0.00		21.67
11.83		8.88		12.00		8.88
0.00		0.00		20.00		0.00
0.00		0.00		0.00		0.00
25.00		25.00		25.00		25.00
30.84		0.00		0.00		0.00
<u>436.05</u>	<u>3.00%</u>	<u>50.26</u>	<u>0.52%</u>	<u>207.00</u>	<u>2.17%</u>	<u>235.55</u>

140.00		175.00		140.00		175.00
0.00		0.00		0.00		0.00

0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
0.00		0.00		0.00		0.00
150.00		150.00		150.00		150.00
0.00		0.00		0.00		0.00
<u>290.00</u>	<u>2.00%</u>	<u>325.00</u>	<u>3.35%</u>	<u>290.00</u>	<u>3.04%</u>	<u>325.00</u>
87.15		58.22		57.18		84.33
0.00		0.00		0.00		0.00
75.94		149.82		46.83		70.15
0.00		0.00		68.28		70.05
<u>163.09</u>	<u>1.12%</u>	<u>208.04</u>	<u>2.14%</u>	<u>172.29</u>	<u>1.81%</u>	<u>224.53</u>
19.53		-2.95		9.82		28.94
0.00		9.99		0.00		0.00
4.99		0.00		0.00		9.98
123.66		11.27		0.00		8.91
0.00		0.00		0.00		0.00
0.00		0.00		8.49		0.00
36.00		40.00		16.00		50.00
0.08		38.37		65.80		0.04
0.00		0.00		0.00		0.00
<u>184.26</u>	<u>1.27%</u>	<u>96.68</u>	<u>1.00%</u>	<u>100.11</u>	<u>1.05%</u>	<u>97.87</u>
<u>7147.14</u>	<u>49.21%</u>	<u>7454.03</u>	<u>76.82%</u>	<u>6195.90</u>	<u>65.01%</u>	<u>7326.14</u>
<u>334.15</u>		<u>-2498.62</u>		<u>-1255.79</u>		<u>-235.52</u>





49.00%	4686.74	46.59%	5610.31	51.24%	7747.46	51.84%
61.27%	786.63	63.38%	667.77	59.63%	1134.26	59.25%
#DIV/0!	0.00	#DIV/0!	0.00	#DIV/0!	0.00	#DIV/0!
#DIV/0!	0.00	#DIV/0!	0.53	2.72%	-46.99	-113.35%

17.79%	2000.00	17.70%	1785.71	14.77%	1750.00	10.36%
0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
13.12%	1530.74	13.55%	1798.70	14.88%	1941.83	11.49%
0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
0.19%	16.56	0.15%	38.79	0.32%	58.48	0.35%
0.15%	18.63	0.16%	43.17	0.36%	24.33	0.14%
0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
31.25%	3565.93	31.55%	3666.37	30.33%	3774.64	22.34%

	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	93.92		10.17		70.80	
	0.00		0.00		0.00	
	110.04		110.00		110.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	40.00		40.00		40.00	
	384.90		339.48		429.78	
	256.71		200.00		60.00	
	774.07		300.96		-156.55	
	0.00		84.24		260.59	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	94.25		94.25		94.25	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	782.00		787.00		787.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	32.35		37.45 E		32.35 E	
	446.02		197.18		197.18	
	20.41		14.97 E		20.41 E	
	50.00		35.00		35.00	
13.34%	3084.67	27.30%	2250.70	18.62%	1980.81	11.72%

	0.00		0.00		0.00	
	0.00		0.00		0.00	
	9.17		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	9.98		0.00		0.00	
<u>0.63%</u>	<u>19.15</u>	<u>0.17%</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>	<u>0.00%</u>

	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		7.35		3.00	
	0.00		0.00		0.00	
	12.98		57.18		7.46	
	89.74		36.70		109.61	
<u>0.62%</u>	<u>102.72</u>	<u>0.91%</u>	<u>101.23</u>	<u>0.84%</u>	<u>120.07</u>	<u>0.71%</u>

	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
<u>0.00%</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>	<u>0.00%</u>

	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
<u>0.00%</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>	<u>0.00%</u>

	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	180.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	8.67		9.42		0.00	
	0.00		0.00		0.00	
	18.33		0.00		0.00	
	0.00		0.00		0.00	
	25.00		25.00		25.00	
	0.00		0.00		0.00	
<u>1.68%</u>	<u>232.00</u>	<u>2.05%</u>	<u>34.42</u>	<u>0.28%</u>	<u>25.00</u>	<u>0.15%</u>

	140.00		140.00		175.00	
	0.00		0.00		0.00	

	0.00		0.00		0.00	
	0.00		0.00		0.00	
	0.00		0.00		27.00	
	0.00		111.24		0.00	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	150.00		150.00		150.00	
	0.00		0.00		145.50	
<u>2.31%</u>	<u>290.00</u>	<u>2.57%</u>	<u>401.24</u>	<u>3.32%</u>	<u>497.50</u>	<u>2.94%</u>
	67.81		72.53		101.40	
	0.00		0.00		0.00	
	90.05		83.34		106.68	
	71.95		0.00		61.29	
<u>1.60%</u>	<u>229.81</u>	<u>2.03%</u>	<u>155.87</u>	<u>1.29%</u>	<u>269.37</u>	<u>1.59%</u>
	7.98		17.99		27.59	
	0.00		0.00		0.00	
	6.18		0.00		0.00	
	68.69		12.98		16.67	
	0.00		0.00		0.00	
	0.00		0.00		0.00	
	24.00		32.00		0.00	
	0.00		0.16		1.32	
	0.00		0.00		0.00	
<u>0.70%</u>	<u>106.85</u>	<u>0.95%</u>	<u>63.13</u>	<u>0.52%</u>	<u>45.58</u>	<u>0.27%</u>
<u>52.12%</u>	<u>7631.13</u>	<u>67.53%</u>	<u>6672.96</u>	<u>55.20%</u>	<u>6712.97</u>	<u>39.72%</u>
	<u>-2157.76</u>		<u>-394.36</u>		<u>2121.75</u>	