



PROPOSED ESTATE CHARGE BUDGET 2023

Waterfront Estate, Manvers Way, Rotherham

Landlord : Manvers Lake & Dearne Valley Trust Ltd

1st January 2023 to 31st December 2023

Background

Manvers Lake & Dearne Valley Trust Ltd is a registered charity and not for profit organisation. The Trust was formed in 2011 to look after Manvers Lake and the surrounding area, including managing the Boathouse and its facilities. We currently have 3 subsidiary businesses, Manvers Waterfront Boat Club Ltd which is a multi sports club, Manvers Lake & Dearne Valley Trading Ltd who carry out much of our maintenance works, and Manvers Lake & Dearne Valley Events Ltd who organise large sporting events.

The waterfront development at the south side of the lake adjacent to Manvers Way was developed by Express Parks, who became TCN Ltd. The freehold of the whole site is held by Manvers Lake Trust and Avon Ground Rents Ltd. The plan below shows the freeholds, with Manvers Lake Trust in Green and Pink and Avon Ground Rents Ltd in Yellow.



When TCN had completed the development of the site and wanted to dispose of the head lease it was acquired in December 2015 by Manvers Lake & Dearne Valley Trust Ltd. This means that the Trust has to maintain the parkland in accordance with the lease terms. It also has to budget for the

maintenance, invoice the businesses each quarter and produce audited accounts each year to show where the money was spent.

There is provision to cover unexpected problems such as if a bridge was vandalised and needed immediate replacement, this can be charged to the Business Tenants as a one off charge. We aim to avoid this by building up a “sinking fund” with a small contribution from all each year as part of the Estate Charge to cover the one off events.

The Trust only maintains areas of the estate that have not been leased to others. We maintain the two car parks which have our signage, much of the grass verge along Manvers Way, the lakeside to the south of the lake from the old Garden Centre to the housing development and the paths and embankments from the western end of the lake to the Old Moor Roundabout. Maintenance of the developments within the estate falls on the individual Landlords and their management companies. The drawing below shows the areas maintained by the Trust under the Estates Charge. The Trust has a wider responsibility to maintain other areas around the lake but these are not funded by the Estate Charge.

The plan below gives an indication of the areas currently maintained by the Trust and funded by the Estate Charge. This is not to scale and is intended only to demonstrate the extent of the area maintained.



Where the tenants of the Trust have sub tenants, generally in the housing developments, the Lease between the Landlord (housing developer) and the house occupier generally allows the Landlord to divide up the Estates Charge from the Trust and ask each house occupier to pay a proportion of this. They could also add in other charges for Insurance, invoicing fees, management etc which are not part of the Estates Charge from the Trust.

If any house occupier were to buy the freehold of the property, the Estates Charge would still be payable.

The Trust is happy to answer questions on the make up of the total Estates Charge Budget and Charges, and how this is applied to our direct tenants, but we cannot answer queries relating to sub tenants charges or how these are divided and applied. All sub tenant queries should be addressed to

the business that issues the invoices to the sub tenant.

The Businesses which have residential sub tenants are:-

- Elite (FH) Ltd with managing agents Residential Management Group
- Great Places Housing Ltd
- Harron Homes Ltd, with managing agents Edge Property Management Ltd
- Strata Homes
- Taylor Wimpey Homes with managing agents Premier Estates

The items that make up the Estates Charge can include but are not limited to:-

- Litter picking
- Emptying of waste bins around the lake
- Removal of waste from site
- Tree and shrub maintenance
- Path repairs and maintenance
- Pest Control
- Keeping Water Courses free from silt
- Bridge maintenance/replacement
- Grass cutting and strimming
- Fencing repairs and maintenance
- Maintenance of drainage ditches
- Equipment hire
- Signage provision and replacement
- Insurance costs
- Provision of site management to deal with queries etc
- Administration costs
- Legal costs
- Staff Training and PPE
- Accountancy Costs

Definitions

Management

This category includes but not restricted to; service charge development and invoicing, chasing aged debt, letting, managing staff and service contracts, tenant query management and resolution, estate safety inspection, patrols by staff and any H&S Fees.

Professional Fees

This category includes the fees for monthly book-keeping, legal advice from our lawyers, the accountancy costs of these reports and any audits required.

Insurance

This category public liability insurance for the estate area and the maintenance operations.

Hard Services

This category includes maintenance of estate fencing, tree management and maintenance, pathway repairs, car park surfacing, bridge management, repairs and maintenance.

Soft Services

This category includes litter collection, waste bin emptying, dog waste bin emptying, waste disposal charges, grass cutting.

Communications

This category includes costs associated with meeting, leaflets, the information on the website and staff time/contract staff.

Overheads

This category includes costs associated staff training, PPE, volunteer costs, staff travel, office, printing and IT costs.

Miscellaneous

This includes costs not covered elsewhere.

Maintenance Fund

This fund is used to build capital toward bridge replacements and or major maintenance. This was used up in 2021.

2022 Budget Narrative

The cost of living crisis and high inflation rate has adversely affected the 2022 budget with higher costs for insurance, labour, overheads, fuel, timber and other materials used on the estate.

Visitor numbers remain at the same level as 21/22 however the very hot days during the summer presented significant challenges with parking, litter and antisocial behaviour.

Managements, Supervision and Accountancy

The demand placed on this category have been steadily increasing over the last few years however perhaps more so in 2022. The local social media groups are an interesting source of information and comment perhaps leading to more queries and complaints regarding all aspects of the estate and it's management, including data protection requests, issued raised to local Councillors and the local MP. There is an expectation that the Trust will respond 24 hours a day 7 days per week to various issues. Also significant resources and management time has been spent chasing aged debt and the debt recovery process, this is perhaps a result of the cost-of-living crisis and the estate charge being seen as a non-essential overhead.

Moving forward the budget headers and amounts may need reviewing to reflect the above.

The trust's trading company directly employs staff to deliver most of the grounds maintenance activities on the estate this helps deliver a high quality, flexible and responsive service.

Litter

The amounts of litter collected from bins and litter picked from the site was much the same as 2021 and 22. This is particularly an issue over the very warm periods over the summer when we can collect 50 bags of litter per day. To reduce complaints and comments on social media over the summers staff work 7 days per week including early in the morning to tidy the site and empty the bins. We have also used volunteers from the Club to assist some mornings!

We are grateful to litter picking undertaken by local volunteers however activity around the lake has reduced over 2021/2.

The extra bins and resources have helped with this issue and the service offer generally reflects the need.

Grass Cutting, Strimming and Trees

Complaints about grass left on footpaths after cutting so these areas will be blown or swept after cutting/strimming. Generally the dry summer resulted in slow grass growth, the grass has been well maintained this 2022, with very few issues.

Most of the trees were planted 25 years ago as whips/saplings, there are also many "self set" trees, as these mature the management of these trees, shrubs and bushes takes increased resources. There is a balance between the residents having a lake view and lake's landscaping strategy.

The £600 in the budget is inadequate for this purpose. Moving forward the budget headers and amounts may need reviewing to reflect the above.

Parking

The parking on the estate roads seems to have reduced in 2022 this could be partly due to the lake car park next to the pylon being extended in the spring of 2021.

There have been a number of issues with visitor car parks in 2022, including antisocial behaviour, fly tipping, littering damage to fences, gates and a serious assault. The trust has received complaints about the car park remaining locked after 8am and also about the car parks not being locked at 8pm. The lock has been damaged and gate on a number of occasions and there was also a request that there should be a 24 hour release service.

The need to lock the car parks remains as per 2021/2, this is done by local lake staff and occasionally volunteers.

In response to these complaints about locking/unlocking comments a local security company quoted £50 per day for locking and unlocking the gates which would be £18k per year.

It should be noted that the car park areas are apportioned to the trust and the budget share is about 3% of the estate charge, this perhaps needs reviewing.

Looking after these car parks has taken up a more management time in 2022.

Footpaths

The footpaths are now 25 years old and are showing signs of wear and tear across the whole of the lake area. We are continuing to patch these and are filling in in potholes with new stone on a regular basis. Heavy rain does impact on the paths, in the future there perhaps needs to be review of the footpaths as it may be cheaper in the longer term to resurface these.

Bridges

One bridge has been fully refurbished, the bridge at the far end of the lake is in need of replacements or refurbishment.

Legal

There has been a number of occasions that the Trust has had a seek legal/surveyors advice on matters relating to the estate charge area and the leases. The cost of this advice can be substantial.

SSSI

The Dearne Valley SSSI has been in operation since the summer. We have not carried out any work needing permission this year so there has been no financial impact, it is expected that there will be extra costs as certain activities in the future will have to be approved by Natural England.

Drainage and Weed Clearance

The streams and drainage infrastructure is now 25 years old and are showing signs of silting and abundant weed growth. Maintenance has been scaled back over the last few due to other demands on the budget over the last few years. However the trust needs to review the maintenance cycle and plan works in, along with a suitable budget for this activity. Also costs for this type of activity have greatly increased.

Moving forward the budget headers and amounts may need reviewing to reflect the above.

Maintenance Fund

With the bridge and path works resulting in the overspend, this should be closed down and budget reallocated.

Budget Pressures for 2023

The 2021 budget was overspent by £7k (9%) this was carried forward to 2022.

As of October the 2022 budget is slightly overspent due to the recent inflation in prices, however some nominals are underspent as scheduled maintenance work has been put back, so some balancing should be possible to get the total spent to around the budget figure excluding the overspend.

There has been a significant increase in all costs across for maintaining the estate including labour, overheads fuel, timber, stone etc.

Budget 2023

The budget will increase by 20% for 2023 as below:

Header	2022 Budget	2023 Budget
Insurance	3706.56	4447.87
Litter Picking	6739.2	8087.04
Litter Collection [Bins]	4043.52	4852.22
Contract collection of waste	1123.20	1347.84
Pest Control	280.80	336.96
Grass Cutting	3369.6	4043.52
Strimming	0	0.00
Trees	561.60	673.92
Ditching and Drainage	0	0.00
Weed removal	3369.60	4043.52
Hard Services - Grounds Maintenance	9547.20	11456.64
Signage	561.60	673.92
Fences	561.60	673.92
Snow clearing/seasonal costs	0	0.00
Mower Costs and strimmer costs.	5088.096	6105.72
Equipment hire	1123.20	1347.84
Information Management	561.60	673.92
Wardens/Rangers	842.40	1010.88
Management/Supervision	22464	26956.80
Director costs	842.40	1010.88
Site Supervisor	5616	6739.20
Staff Costs	359.424	431.31
Staff Training	280.80	336.96
Volunteer Expenses	3088.80	3706.56
Legal and external reports	2246.40	2695.68
Accountancy	561.60	673.92
Audit	0	0.00
Office Costs O/H (Light, Heat, Telephone)	842.40	1010.88
Travel and representation	561.60	673.92
PPE/Hi Viz/Uniform	561.60	673.92
Health Safety and Environmental	280.80	336.96
Contingency	2246.40	2695.68
Miscellaneous	280.80	336.96
	81712.8	98055.36

Note - PLUS Vat at the appropriate rate.

ESTATE CHARGE REPORT

Apportionment Matrix

Lease	Lease Area (Sq Ft)	Proportion
Pub Plot	43,560	0.0280
Aldi Plot	91,476	0.0587
Hotel Plot	95,832	0.0615
Bauer Plot	156,816	0.1007
KFC Plot 1	21,780	0.0140
KFC Plot 2	35,284	0.0227
*Westleigh Plot A	51,585	0.0331
*Westleigh Plot B - Great Places	148,355	0.0953
Snaefell Plot	21,780	0.0140
Rose & Thickett Plot	32,670	0.0210
Harron Plot (Phase 1)	153,331	0.0985
Onward Plot	108,900	0.0699
Harron Plot (Phase 2)	89,734	0.0576
Taylor Wimpey Plot	143,748	0.0923
Strata Plot	192,535	0.1236
Harron Plot (Phase 3)	121,968	0.0783
Play Valley Plot	43,560	0.0280
Remainder(Covered by Manvers Trust)	4,356	0.0028
	1,557,270	1.0000