

MORGANS WALK - Provisions: projections at 31.3.21 draft																	
AMENITY LANDS																	
	Duty																
		BUDGET	EXPEND	PROJECTED	INTEREST	BUDGET	EXPEND	PROJECTED	INTEREST	BUDGET	EXPEND	PROJECTED	INTEREST	BUDGET	EXPEND	PROJECTED	
		2020/21	2020/21	AT 31.3.21	2021/22	2021/22	2021/22	AT 31.3.22	2022/23	2022/23	2022/23	AT 31.3.23	2023/24	2023/24	2023/24	AT 31.3.24	
Decoration External	When needed	10,000		94,842		10,000	-14,604	90,238		10,000		100,238		10,000		110,238	
Garden/Landscaping	When needed		12,869	23,270		0	0	23,270		0	0	23,270		0	0	23,270	
Unallocated	When needed	2,000		18,004	250	2,000		20,254	250	2,000		22,504	250	2,000		24,754	
Roads & Paths	2022/2023: plans £300k inc VAT (previous estimate)	37,000		263,198		37,000		300,198		37,000	-300,000	37,198		37,000		74,198	
Security	When needed. Can contribute to roads (esp CCTV system)	3,000		25,883		3,000		28,883		3,000		31,883		3,000		34,883	
Underground services	When needed. Can contribute to roads esp if electricity brought to garages	2,000		16,614		2,000		18,614		2,000		20,614		2,000		22,614	
Management Fee	Fees chargeable on non general annual works			0				0				0				0	
Infrastructure	General; electrification		61,542	61,542		2,000		63,542				63,542				63,542	
(Previously: river wall)	No longer needed	2,000	-61,542	0				0				0				0	
		56,000	12,869	503,353	250	56,000	-14,604	544,999	250	54,000	-300,000	299,249	250	54,000	0	353,499	
FLATS																	
		BUDGET	EXPEND	PROJECTED	INTEREST	BUDGET	EXPEND	PROJECTED	INTEREST	BUDGET	EXPEND	PROJECTED	INTEREST	BUDGET	EXPEND	PROJECTED	
		2020/21	2020/21	AT 31.3.21	2021/22	2021/22	2021/22	AT 31.3.22	2022/23	2022/23	2022/23	AT 31.3.23	2023/24	2023/24	2023/24	AT 31.3.24	
Redecorations external		76,250		385,986		76,250	-311,484	150,752		76,250		227,002		76,250		303,252	
Redecorations internal	Every 7yrs. 2014/15: 271k+14k fees. Next round 2022/23 (postponed by 1yr). Quadrant requested quote: 153k. Bbin rooms redecorated 2016/17 for 20k so est 2022/23: 25k. Whistlers block internal works done 2021/22 so next due in 2028/29	31,000		116,622		31,000	-37,000	110,622		31,000	-138,000	3,622		31,000		34,622	
Recarpeting	Every 7yrs. 2014/15: 52k; next round due 2022/23. Assuming inflation at 3%: new cost 64k. 2029/30 would cost 79k at 3% compound	8,000		49,009		8,000		57,009		8,000	-64,000	1,009		11,300		12,309	
Unallocated	When needed, but will need car charge point(s)	2,000	35,341	40,181	350	2,000		42,531	250	2,000		44,781	350	2,000		47,131	
		117,250	35,341	591,798	350	117,250	-348,484	360,914	250	117,250	-202,000	276,414	350	120,550	0	397,314	
TOTAL		173,250	48,210	1,095,151	600	173,250	-363,088	905,913	500	171,250	-502,000	575,663	600	174,550	0	750,813	