



## Studley Parish Council: Parish Council Meeting Minutes of meeting held on 21st February 2023, 7pm Studley Village Hall, High Street, B80 7HJ

NB Minutes are draft until approved at the following meeting.

**Members present** Cllr C Summers, Chairman; Cllr M Osborne, vice-Chairman;  
Cllr J Beard, Cllr C Britt, Cllr B Dixon,  
Cllr Ph Hunt, Cllr Py Hunt, Cllr A Smith

**In attendance** Ten members of the public  
K Walters – Clerk, K John – Administration Officer

**Minute 175. Agenda item 1. Chairman’s welcome.**

Cllr Colin Summers welcomed everyone to the meeting.

**Minute 176. Agenda item 2. Apologies from absent Parish Councillors.**

Cllr P Hencher-Serafin

**Minute 177. Agenda item 3. Declarations of interest.**

Members were reminded to keep their register entries up to date and to declare any Disclosable Pecuniary Interests (DPI), any Other Registrable Interests (ORI) and any Non-Registerable Interest (NRI) relating to items on the agenda and the nature of those interests.

There were no declarations of interest relating to this meeting.

**Minute 178. Agenda item 4. To consider grant of any dispensation request.**

There were no requests for dispensation

**Minute 179. Agenda item 5. Public Forum.**

**a) Residents and members of the public.**

A representative from Heart of England Forest spoke about the Trees Call to Action project, increasing tree cover in area. Funding is available for community tree planting which includes hedgerows and orchards. A volunteer at HoEF added that there are 6 weeks left in current planting season to end of March.

A member of Studley Youth Foundation thanked the Parish Council for funding which has helped initial set up. There will be an open day in April to meet volunteers, website will be live at end of March. Hoping to hold a Coronation event.

**b) Safer Neighbourhood Team or other community organisation.**

A SNT report had been circulated to Councillors.

**c) Stratford District Council (SDC) ward members.**

**i. Neil Edden**, spoke about the following subjects.

- Neighbourhood Development Plan working party have met and advised another housing needs survey required to update plan. NDO should be studied and information formatted.
- SDC meeting next week. Budgets for next year increase by 4%

**ii. Peter Hencher-Serafin, emailed a report in his absence**

- To update the council on the structural survey carried out on 14 February on behalf of Redditch Borough Council. The report is expected to be issued within 3 weeks.
- Contacted Warwickshire County Highway for a planter to be installed by Brunos to prevent cars parking on pavement.

**d) Warwickshire County Council (WCC) Division member Justin Kerridge, reported on the following subjects**

- Warwickshire County Council budget increase is less than 4%.
- Request for a Studley Parish Council tree planting plan.
- Children and Young People group meeting plans are going well and there is an increase of Foster families needed.
- 20 mph speed project in progress.
- Parking issues at Spernal Ash – quotes are sought for installing a new footpath with demarcation. Traffic enforcement is set to increase.
- A Studley to Alcester cycle path is in progress.

**Minute 180. Agenda item 6. Approval of draft minutes from previous council meeting.** It was **AGREED** to approve the minutes of the council meeting held 24/01/2023 which were subsequently signed by the Chairman.

**Minute 181. Agenda item 7.** The Chair read out a redacted letter from the Monitoring Officer to Cllr Dixon at Cllr Dixon’s request.

**Minute 182. Agenda item 8. Planning:**

**a. to comment on consultations received from Stratford District Council as the planning authority.** The Council commented as follows.

<b>Application reference:</b>	22/00333/FUL
<b>Proposed:</b>	First floor side extension over garage.
<b>At:</b>	26 Watts Road, Studley
<b>Comment:</b>	<b>No representation</b>
<b>Application reference:</b>	23/00358/FUL
<b>Proposed:</b>	Erection of single storey rear extension porch, conversion of garage to habitable purposes and new detached garage.
<b>At:</b>	38 Holt Gardens, Studley
<b>Comment:</b>	<b>No representation</b>
<b>Application reference:</b>	22/03695/VARY
<b>Proposed:</b>	Variation of condition numbers:1,2,5,8,10 to enable revision of drawing numbers to reserved matters permission 22/01142/REM, dated 12/09/2022. Revision to the design of the roofs and cladding pattern of buildings A_B, revised position of gatehouse to building A, re-positioning of car parking spaces serving building A, rearrangement of dock levellers to building A and new canopy to building A. Increased car parking spaces and cycle stands and arrangement of spaces revised for Building B for B2 use.

<b>At:</b>	Land at Redditch Eastern Gateway development, Gorcott Hill, Beoley
<b>Comment:</b>	<b>No representation</b>
<b>Application reference:</b>	23/00397/TEL28
<b>Proposed:</b>	Install 2 x 9m wooden pole (7.2m above ground)
<b>At:</b>	STREET RECORD, Redditch Road, Studley
<b>Comment:</b>	<b>No representation</b>

### Minute 183. Agenda item 9. Finance

a) To approve schedule of payments

The list of payments was circulated and **approved** for payment, pgs 361-362

b) To receive and note bank reconciliation up to 31/01/2023

The latest bank reconciliation had been circulated and was noted, pgs 363-365

c) To receive and note summary budget review up to 31/01/2023 circulated separately

The most recent budget review was circulated and noted pgs 366-367

d) To note that the 2023/4 precept demand has been requested from SDC

This was noted by Councillors.

e) To discuss payment arrangements for the gravedigger.

**It was agreed to delegate** payments for the gravedigger to the RFO so payment can be made upon receipt of invoice and not requiring Council pre-approval.

### Minute 184. Agenda item 10. Items for Discussion and / or Decision.

a. **To review and adopt the Grants Fund Policy.** It was **agreed** to alter this policy to state;

- Grants should be considered at Full Council
- Grants not be made retrospectively
- SPC reserves right to require repayment in the event of the outcome not being achieved
- monitoring may take place.
- Point 7 – only one application form from an organisation or individual to be considered in a financial year to be omitted.

b. It was **agreed** that the office will obtain 3 quotes for the resurfacing of the footpath on Corbizum Avenue and to report back to full Council.

c. It was **agreed** that the maintenance contractor was obliged to remove the brambles around the car park as part of the contract. The hedge and trees at the rear boundary with Augustine Avenue will be investigated by the Tree Working Party after which 3 quotes will be obtained for Full Council attention.

d. i) Acheson Avenue is a private road. County Cllr Kerridge commented that a private road does not need to consult with marking double yellow lines but they won't be enforced by Highways or County Council. Cllr Kerridge was requested to check whether it was a private road and where the boundary is with Pool Road.

ii) Repainting 30mph signs on Station Road was discussed and agreed that the Clerk will contact Dylan White to arrange and copy Cllr Kerridge into email.

e. It was **agreed** that the lamppost can be moved to the right of the house and noted that the residents of 79 St Judes Avenue will be paying all the costs.

- f. County Cllr Kerridge commented that the double yellow lines and zigzags road markings along Pool Road were not enforceable. He would investigate this further.
- g. The Chair read out the invitation form Studley Operatic Society and wished to thank them for their kind offer of tickets.
- h. The EROB review was discussed at length. It was **agreed** that the Chair will discuss with the Clerk regarding the process of information required to review the EROB and 10 point plans. The Clerk advised Terms of Reference will need to be agreed for the Cemetery working party. Councillors requested Cemetery management training. Purdah was discussed and agreed that it would not impede this review.

**Minute 185. Agenda item 11.**

**Clerk's Report : The following updates from council officers to previous meetings and ongoing matters were noted without comment, except for c).**

- a) Council was made aware that a recent Code of Complaint had been closed.
- b) The correspondence relating to activities for the King's Coronation had been sent to all Councillors and contents noted.
- c) Studley Allotments Association – the National Regional Representative has requested a meeting with Parish Council Clerks and SAA. Cllrs Dixon and Britt wished to discuss the tree cutting on Dunstall. It was advised that an agenda request form be submitted.
- d) SNT Team online meeting with Clerks to start on 9<sup>th</sup> March.

**Minute 186. Agenda item 12. To note updates from working parties.**

**a) Studley Nature Reserve**

The office to check who holds the vehicle gate keys. It was **agreed** to delegate authority to the Clerks to purchase a combination lock for the gate. Cllr Py Hunt reported that the wildflowers have been planted and the stream bank has been cut. One of the vehicle gate hinges requires repair.

**b) Community Engagement Party**

It was **agreed** to allow £100 to purchase prizes for the Easter competitions organised. Places still available for Fitness on the recreation ground on Saturday 25<sup>th</sup> February, raising donations for Studley First Responders.

**Youth Centre**

Cllr P Hunt updated that the Business plan had been sent to Amanda Wilson-Patterson. He was waiting for an update having contacted AWP multiple times.

**c) Tender timetable**

It was discussed and agreed that the Cemetery tender document should be amended as to include:

- Cutting/strimming the outside of the cemetery car park x 2 each year
- Blow grass off headstones after strimming
- Increased 1c) strimming from 2 cuts to 4 per year.

**The time being 9pm, the Chairman sought agreement to suspend Standing Orders to allow the meeting to continue to conclusion of all stipulated business.**

It was announced and **agreed** that Brickyard Lane playing fields are unlikely to be used by the Sports and Social club and therefore to reduce the number of grass cuts from 14 to 7 to reduce costs. A note to increase as required to be added into tender.

It was **agreed** that the Finance meeting could be called for 14<sup>th</sup> March 2023 to discuss tenders.

It was noted that a report from Studley in Bloom was received.

**Minute 187. Agenda item 13.**

**Members are reminded to provide notification to the clerk of items for discussion at the next council meeting by at least 11/03/2023.**

**Minute 188. Agenda item 14. To note date and time of next meeting.**

The next meeting was noted as taking place on **21st March 2023 at 7pm.**

**Minute 189. Agenda item 15.**

**To resolve to close the meeting to the public under the Public Bodies (Admission to Meetings) Act 1960 to allow for discussion of confidential matters relating to update, discussion and decision on lease arrangements and asset management.**

- a) The Burial Authority reviewed an appeal for an interment of ashes to be charged in accordance with clause 4 of the Rules and Regulations 2022-03.

9.22pm Cllr Py Hunt left the room returning at 9.24pm.

- b) The Burial Authority discussed and **agreed** to buy back a pre-purchased grave which was no longer required.
- c) Councillors were updated on Studley Village Hall rent review and **agreed** on next step.

***This meeting closed at 9:47pm***

**Signed:** .....  
**Chairman, Studley Parish Council**

**Date :** .....

## Invoices Due for Payment by 31 March 2023

For Creditors

Pay by Electronic Payment

Invoice Date	Invoice No.	Ref	Invoice Detail	Supplier Ref	Date Due	Amount	Discount To	Amount due
<b>G S Adams Ltd [ADAMS]</b>								
31/01/2022	19588/20785	273	Emergency call out to office		31/01/2023	152.40		152.40
31/01/2022	19587/20714	274	Repairs col 2 Allen Close		31/01/2023	459.60		459.60
31/01/2022	19588/20693	275	Street lighting maintenance		31/01/2023	553.93		553.93
14/02/2022	19623/20745	302	d New Road replace lantern		14/02/2023	459.60		459.60
Telephone	01527 857718			Total of Invoices Due (ADAMS)		<b>1,625.53</b>	<b>0.00</b>	<b>1,625.53</b>
<b>AQUA (Midlands and South Wales) [AGU]</b>								
30/11/2022	243206A	283	Water for chamber		30/11/2022	44.27		44.27
31/01/2022	245845	276	Chamber water m/c		31/01/2023	44.27		44.27
Telephone	01789 778345			Total of Invoices Due (AGU)		<b>88.54</b>	<b>0.00</b>	<b>88.54</b>
<b>Arden Pest Control [ARDEN]</b>								
06/01/2022	1468	246	Pest Control		05/02/2023	50.00		50.00
03/02/2022	1468	284	Pest control at Dunstall		05/03/2023	50.00		50.00
Telephone	07983 358569			Total of Invoices Due (ARDEN)		<b>100.00</b>	<b>0.00</b>	<b>100.00</b>
<b>Mark Barry [BARRY]</b>								
31/01/2022	0134613	278	Grave digging plot 1649		31/01/2023	375.00		375.00
10/02/2022	0134618	286	Re open Grave		10/02/2023	325.00		325.00
Total of Invoices Due (BARRY)						<b>700.00</b>	<b>0.00</b>	<b>700.00</b>
<b>TT8 [BOXER]</b>								
28/01/2022	15969	277	PC support		27/02/2023	175.20		175.20
Telephone	01527 850082			Total of Invoices Due (BOXER)		<b>175.20</b>	<b>0.00</b>	<b>175.20</b>
<b>Excel Telecommunications Network Ltd [EXCEL]</b>								
07/02/2022	966031	287	Internet and cable of office		21/02/2023	93.42		93.42
07/02/2022	966033	288	Phone and internet library		21/02/2023	39.80		39.80
Telephone	01527 527747			Total of Invoices Due (EXCEL)		<b>133.22</b>	<b>0.00</b>	<b>133.22</b>
<b>HMRC Cumberland [HMRC]</b>								
16/02/2022	MONTH 10	300	All Contributions		16/02/2023	2,074.10		2,074.10
Total of Invoices Due (HMRC)						<b>2,074.10</b>	<b>0.00</b>	<b>2,074.10</b>
<b>P A Janes [JANES]</b>								
31/01/2022	8979	271	Litter picking Jan 23		02/03/2023	530.00		530.00
Telephone	07957 305184			Total of Invoices Due (JANES)		<b>530.00</b>	<b>0.00</b>	<b>530.00</b>
<b>Mercian Skip Hire Midlands Ltd [MERCIAN]</b>								
14/01/2022	CUT-85446	270	CUT-85446/2701/Mercian Skip Hir		14/01/2023	200.00		200.00
Telephone	0121 458 7383			Total of Invoices Due (MERCIAN)		<b>200.00</b>	<b>0.00</b>	<b>200.00</b>

## Invoices Due for Payment by 31 March 2023

For Creditors

Pay by Electronic Payment

Invoice Date	Invoice No.	Ref	Invoice Detail	Invoice Ref	Date Due	Amount	Discount To	Net Amount due
05/12/2022	Parish Council Website [PARISHCOUN] INV-1894	291	Website & email hosting		30/01/2023	273.80		273.80
			Total of Invoices Due (PARISHCOUN)			<b>273.80</b>	<b>0.00</b>	<b>273.80</b>
16/02/2022	SPC Staff Salaries [SPCPAYROLL] MONTH 11	299	Staff salaries		16/02/2023	5,892.00		5,892.00
			Total of Invoices Due (SPCPAYROLL)			<b>5,892.00</b>	<b>0.00</b>	<b>5,892.00</b>
02/02/2022	Southern Electric [SSE] 0038	293	Street light energy		02/02/2023	1,177.94		1,177.94
			Total of Invoices Due (SSE)			<b>1,177.94</b>	<b>0.00</b>	<b>1,177.94</b>
02/02/2022	Southern Electric [SSE1] 0027	294	Street light energy		02/02/2023	35.30		35.30
			Total of Invoices Due (SSE1)			<b>35.30</b>	<b>0.00</b>	<b>35.30</b>
30/09/2022	CTKT Limited via Studley Lawns & Gardens [STUD001] 3072	289	Grass cutting and tidy <del>Cost</del>		30/09/2022	490.00		490.00
31/10/2022	3104	290	Grass cutting & tidy <del>Cost</del>		31/10/2022	640.00		640.00
			Total of Invoices Due (STUD001)			<b>1,130.00</b>	<b>0.00</b>	<b>1,130.00</b>
01/02/2022	TB Technology Ltd [TBTECH] 1029	296	Copier charges		01/02/2023	58.25		58.25
			Total of Invoices Due (TBTECH)			<b>58.25</b>	<b>0.00</b>	<b>58.25</b>
01/02/2022	Jon Vale Gardens [VALE] 44	295	Mowing & hedge cutting		01/02/2023	223.50		223.50
Telephone	01527 852032		Total of Invoices Due (VALE)			<b>223.50</b>	<b>0.00</b>	<b>223.50</b>
26/01/2022	Viking Rajs Group [VIKING] 9949047	272	Stationery		25/02/2023	90.92		90.92
			Total of Invoices Due (VIKING)			<b>90.92</b>	<b>0.00</b>	<b>90.92</b>
05/01/2022	Works & West Mids Ass of Local Councils [WALC] 55	257	Planning for elections		05/03/2023	36.00		36.00
09/01/2022	66	256	Clerk Training - audit		10/03/2023	36.00		36.00
20/01/2022	109	258	CLCA Review		21/03/2023	60.00		60.00
Telephone	01789 472616		Total of invoices Due (WALC)			<b>132.00</b>	<b>0.00</b>	<b>132.00</b>
			Total of Invoices Due (Creditors)			<b>14,440.10</b>	<b>0.00</b>	<b>14,440.10</b>
			<b>TOTAL OF INVOICES DUE (ALL LEDGER \$)</b>			<b>14,440.10</b>	<b>0.00</b>	<b>14,440.10</b>

**Bank Reconciliation Statement as at 31/01/2023  
for Cashbook 3 - Unity Trust Account**

<u>Bank Statement Account Name (s)</u>	<u>Statement Date</u>	<u>Page No</u>	<u>Balances</u>
Unity Trust Bank	31/01/2023	28	73,546.60
			<u>73,546.60</u>
<b>Unpresented Cheques (Minus)</b>			<b>Amount</b>
31/01/2023 310123 P A Janes		585.00	
31/01/2023 31012023 Studley Village Hall		2,250.00	
			<u>2,835.00</u>
			<u>70,711.60</u>
<b>Receipts not Banked/Cleared (Plus)</b>			
31/12/2022 Int Cr		-35.00	
			<u>-35.00</u>
			<u>70,676.60</u>
		<b>Balance per Cash Book is :-</b>	<b>70,676.60</b>
		<b>Difference is :-</b>	<b>0.00</b>



Bank Reconciliation Statement as at 31/01/2023  
for Cashbook 1 - Current Account

<u>Bank Statement Account Name (s)</u>	<u>Statement Date</u>	<u>Page No</u>	<u>Balances</u>
Current Account	31/01/2023	750	43,630.88
			<u>43,630.88</u>
<u>Unpresented Cheques (Minus)</u>			<u>Amount</u>
05/08/2022 DC050822 HCB Solicitors		250.00	
06/09/2022 UTB060922 HMRC Cumbernauld		1,227.76	
			<u>1,477.76</u>
			<u>42,153.12</u>
<u>Receipts not Banked/Cleared (Plus)</u>			
		0.00	
			<u>0.00</u>
			<u>42,153.12</u>
		<b>Balance per Cash Book is :-</b>	<b>42,153.12</b>
		<b>Difference is :-</b>	<b>0.00</b>

**Bank Reconciliation Statement as at 31/01/2023  
for Cashbook 2 - Moneymaster Deposit Account**

<u>Bank Statement Account Name (s)</u>	<u>Statement Date</u>	<u>Page No</u>	<u>Balances</u>
MoneyMaster Account	30/09/2022	203	127,959.24
			<u>127,959.24</u>
<u>Unpresented Cheques (Minus)</u>		<u>Amount</u>	
		0.00	
			<u>0.00</u>
			127,959.24
<u>Receipts not Banked/Cleared (Plus)</u>			
		0.00	
			<u>0.00</u>
			127,959.24
		<b>Balance per Cash Book is :-</b>	<b>127,959.24</b>
		<b>Difference is :-</b>	<b>0.00</b>

## Annual Budget - By Centre (Actual YTD Month 10)

Note: SPC Budget for 2022-23

	Last Year		Current Year				Next Year		
	Budget	Actual	Total	Actual	Projecte	Committ	Agreed	EMR	Carried
<b>101 Burial Ground</b>									
<b>Total Income</b>	16,280	22,743	23,500	15,715	18,983	0	10,500	0	0
<b>Overhead Expenditure</b>	16,280	20,949	18,000	6,181	7,946	0	11,150	0	0
<b>Movement to/(from) Gen Reserve</b>	0	1,794	5,500	9,534	11,037		(650)		
<b>201 Allotments</b>									
<b>Total Income</b>	3,950	4,251	3,450	5,613	7,529	0	8,327	0	0
<b>Overhead Expenditure</b>	4,150	1,890	4,450	2,664	2,865	0	6,190	0	0
<b>Movement to/(from) Gen Reserve</b>	(200)	2,361	(1,000)	2,949	4,664		2,137		
<b>301 Street Lighting</b>									
<b>Total Income</b>	0	5,550	1,500	0	0	0	6,500	0	0
<b>Overhead Expenditure</b>	30,000	27,091	34,000	27,981	23,084	36,500	36,500	0	0
<b>Movement to/(from) Gen Reserve</b>	(30,000)	(21,541)	(32,500)	(27,981)	(23,084)		(30,000)		
<b>401 Recreation, Open Spaces</b>									
<b>Total Income</b>	0	100	0	154	205	200	200	0	0
<b>Overhead Expenditure</b>	24,720	15,943	31,150	18,559	22,445	24,400	29,900	0	0
<b>Movement to/(from) Gen Reserve</b>	(24,720)	(15,843)	(31,150)	(18,404)	(22,240)		(29,700)		
<b>501 Grants, non-s137</b>									
<b>Overhead Expenditure</b>	11,500	5,520	12,000	5,767	7,687	12,000	12,000	0	0
<b>Movement to/(from) Gen Reserve</b>	(11,500)	(5,520)	(12,000)	(5,767)	(7,687)		(12,000)		
<b>601 Office Rental</b>									

Continued on next page

## Annual Budget - By Centre (Actual YTD Month 10)

Note: SPC Budget for 2022-23

	Last Year		Current Year				Next Year		
	Budget	Actual	Total	Actual	Projecte	Committ	Agreed	EMR	Carried
<b>Total Income</b>	0	620	0	4,796	6,393	0	0	0	0
<b>Overhead Expenditure</b>	8,354	9,275	15,600	9,324	9,429	11,000	11,000	0	0
<b>Movement to/(from) Gen Reserve</b>	(8,354)	(8,655)	(15,600)	(4,528)	(3,036)		(11,000)		
<b>603 ATC</b>									
<b>Overhead Expenditure</b>	0	0	0	1,328	1,770	400	2,400	0	0
<b>Movement to/(from) Gen Reserve</b>	0	0	0	(1,328)	(1,770)		(2,400)		
<b>701 Salary, NI &amp; PAYE</b>									
<b>Overhead Expenditure</b>	69,800	90,481	75,000	86,751	109,581	0	115,930	0	0
<b>Movement to/(from) Gen Reserve</b>	(69,800)	(90,481)	(75,000)	(86,751)	(109,581)		(115,930)		
<b>801 General Administration</b>									
<b>Total Income</b>	202,271	214,770	211,912	239,424	316,588	232,481	251,037	0	0
<b>Overhead Expenditure</b>	57,097	69,314	52,807	38,764	46,746	0	61,014	0	0
<b>801 Net Income over Expenditure</b>	145,174	145,456	159,105	200,659	269,842	232,481	190,023	0	0
6000 plus Transfer from EMR	0	16,670	0	0	0	0	0	0	0
6001 less Transfer to EMR	0	10,447	0	26,993	35,981	0	0	0	0
<b>Movement to/(from) Gen Reserve</b>	145,174	151,679	159,105	173,667	233,861		190,023		
<b>803 External CCTV</b>									
<b>Overhead Expenditure</b>	0	5,954	6,000	5,954	7,937	0	6,000	0	0
<b>Movement to/(from) Gen Reserve</b>	0	(5,954)	(6,000)	(5,954)	(7,937)		(6,000)		
<b>901 S137 Grants</b>									

Continued on next page

## Annual Budget - By Centre (Actual YTD Month 10)

Note: SPC Budget for 2022-23

	<u>Last Year</u>		<u>Current Year</u>				<u>Next Year</u>		
	Budget	Actual	Total	Actual	Projecte	Committ	Agreed	EMR	Carried
<b>Overhead Expenditure</b>	600	0	600	0	0	0	1,000	0	0
<b>Movement to/(from) Gen Reserve</b>	<u>(600)</u>	<u>0</u>	<u>(600)</u>	<u>0</u>	<u>0</u>		<u>(1,000)</u>		
<b>Total Budget Income</b>	222,501	248,035	240,362	265,702	349,698	232,681	276,564	0	0
<b>Expenditure</b>	222,501	246,418	249,607	203,273	239,490	84,300	293,084	0	0
<b>Net Income over Expenditure</b>	<u>0</u>	<u>1,617</u>	<u>-9,245</u>	<u>62,429</u>	<u>110,208</u>	<u>148,381</u>	<u>-16,520</u>	<u>0</u>	<u>0</u>
plus Transfer from EMR	0	16,670	0	0	0	0	0	0	0
less Transfer to EMR	0	10,447	0	26,993	35,981	0	0	0	0
<b>Movement to/(from) Gen Reserve</b>	<u>0</u>	<u>7,839</u>	<u>(9,245)</u>	<u>35,436</u>	<u>74,227</u>		<u>(16,520)</u>		