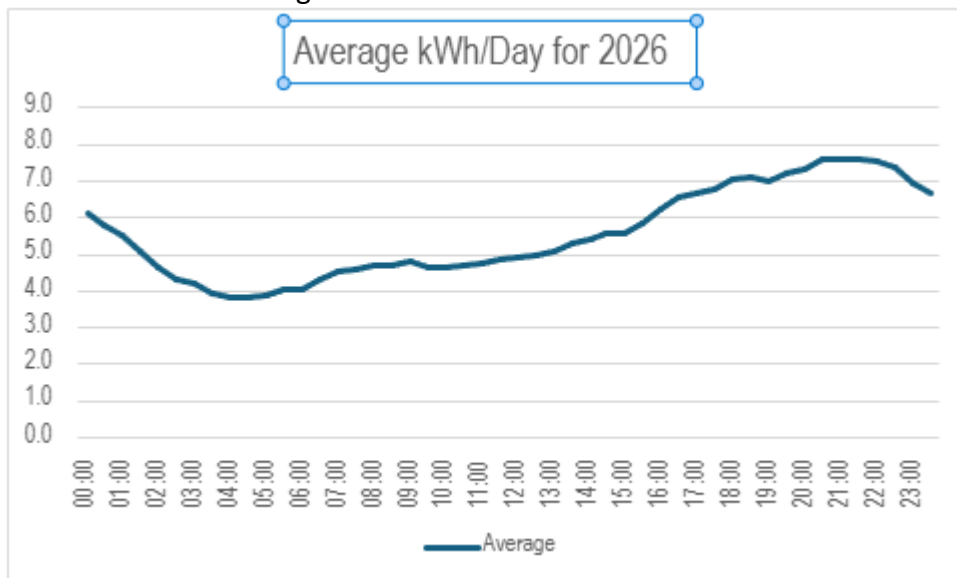
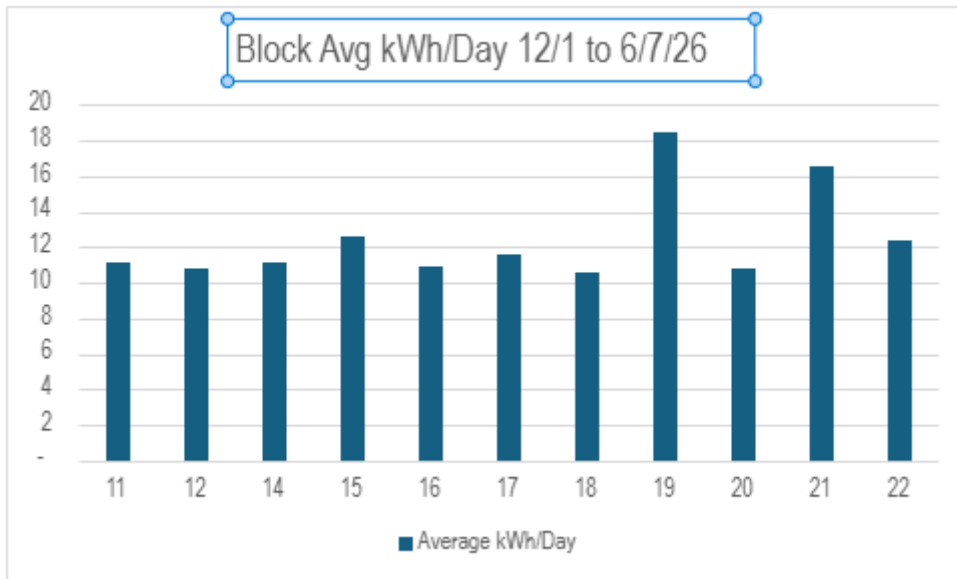


An update on the Electricity usage – 24th July 2026

1. The Distribution Meter that was "fixed" for the Landlord no. 2 is maybe not working. Dickson's are going to quote to connect external meters to the cables to determine if there are any differences, this is also aimed at trying to identify the major differences in what we are billed against usage. Lynsey has also been asked to contact Scottish Power to ensure that the meter readings are correct, as there is a poor mobile signal.
2. Having switched off the EV Chargers, Lynsey advises that there are 4 people who appear to not paying for the Charge they are taking. A point to discuss is how to ensure we get the bills paid. I have already had brief discussion with Lynsey who advises that the Owner of the relevant Apartment is liable, (and then they have to get the money back from the Tenant), the sticking point is that the Chargers were not at zero. Also, the credit for the over payment, I presume will just be a credit to everyone, is that the right thing to do, or just put into the Sink Fund?
3. In an effort to reconcile the EV charges to the meters it seems that during the beginning of February to mid-May, the meters show a 4000kWh deficit compared to what T&M actually charge out. I have already asked Lynsey to get Dickson's involved in this. This is even worse when we add in that the meters maybe recording the usage on (possibly) 4 bays that are not being charged by T&M. (This may point to that the meters are not correct or the circuits are not connected properly.)
4. This shows the Garage usage during 2026 against time. No surprise really as people come home and charge their cars in the evening, then it runs down as the cars become charged - I think.



5. Here are the Average Block Usages From November to 6th July 2026.



Block 19 has lost it's place as the least used Electricity. There is very little control in Block 21 as we don't have a representative there and Robert who helps out is away for Autumn to Spring. But no real issues.

6. In summary the more we dig the worse the situation appears to be getting!