

CROSS REF. KEY	ITEM	MAIN BASIS OF ATTRIBUTION (A)	ACTUAL 2018/19	ACTUAL 2019/20	Variance (Increase) reduction %	ESTIMATE 2019/20	ESTIMATE 2020/21
1	Electricity (Common Parts and Lifts)	Actual	(468,252)	(492,180)	(5.11%)	(489,783)	(516,441)
2	Lift Maintenance	Actual	(326,164)	(390,176)	(19.63%)	(358,047)	(360,649)
3	Resident Housekeepers (Additional Pension)	E. wide lease %	(276)	(283)	(2.41%)	0	0
4	Resident Engineers	E. wide lease %	(431,853)	(379,651)	12.09%	(397,633)	(413,383)
5	Furniture & Fittings	Actual	(10,986)	(24,933)	(126.95%)	(42,000)	(26,000)
6	Window Cleaning	Contract base	(147,825)	(159,321)	(7.78%)	(154,126)	(148,785)
7	Cleaning Materials including refuse sacks	No. cleaners	(22,538)	(27,196)	(20.67%)	(32,000)	(32,000)
8	Cleaning Equipment	No. cleaners	(17,308)	(4,906)	71.65%	(4,000)	(4,000)
9	Estate Cleaners	No. cleaners	(1,078,257)	(1,207,899)	(12.02%)	(1,125,404)	(1,161,214)
10	Additional Refuse Collection	No. cleaners	(14,668)	(13,992)	4.61%	(10,052)	(8,246)
11	Garden Maintenance	E. wide lease %	(118,670)	(139,377)	(17.45%)	(130,000)	(130,000)
12	Car Park Attendants	Terrace lease %	(647,389)	(650,067)	(0.41%)	(632,264)	(658,791)
13	Hall Porters	owers one third each plus individual costs	(697,477)	(696,088)	0.00	(699,000)	(752,000)
14	Garchey Maintenance	E. wide lease %	(275,603)	(243,503)	11.65%	(256,000)	(268,000)
15	Pest Control	E. wide lease % + individual block costs	(14,071)	(16,562)	(17.71%)	(23,000)	(23,000)
16	General Maintenance (Estate)	E. wide lease % and no of repairs orders	(92,270)	(142,522)	(54.46%)	(1,265,007)	(1,438,401)
17	Electrical Repairs (Common Parts)	Actual	(118,363)	(176,557)	(49.17%)	included in above	included in ab
18	Electrical Repairs (Exterior)	Actual	(10,572)	(270)	97.45%	included in above	included in ab
19	General Repairs (Common Parts)	Actual	(134,267)	(135,641)	(1.02%)	included in above	included in ab
20	General Repairs (Exterior)	Actual	(884,853)	(1,078,982)	(21.94%)	included in above	included in ab
22	House Officer	E. wide lease %	(141,785)	(132,776)	6.35%	(192,900.00)	(140,000)
	Sub Total - Basis for apportionment of estate wide Supervision and Management Costs		(5,653,448)	(6,112,881)	(8.13%)	(5,811,217)	(6,080,910)
21	S&M technical	No of repairs orders	(279,590)	(238,918)	14.55%	(204,750)	(228,918)
23	Estate-Wide Supervision & Management costs	Ratio	(626,002)	(660,991)	(5.59%)	(578,725)	(694,000)
24	Directly attributed Supervision & Management costs	Actual time	0	0		inc above	inc above
25	Redecorations	Actual	(249,233)	(103,225)		0	0
25	Redecorations Programme 2020-2025	Actual	(7,620)	(16,356)		(103,478)	0
26	Safety/Security (included in general repairs on schedule)	Actual/E. wide lease %	(48,174)	(22,516)	-53.26%	inc in repairs	inc in repairs
27	Water Supply Works	Actual/E. wide lease %	(86,526)	(107,186)	(23.88%)	inc in repairs	inc in repairs
28	Concrete works	Actual	(237,538)	(77,250)		(57,845)	0
29	Emergency Lighting	Actual	(6,784)	0		(30,000)	(3,000)
30	Asbestos management / removal	Actual	(101,143)	(93,127)		0	0
	Electrical testing		0	0		0	0
31	Roof repairs	Actual	(70,000)	(211,082)		(176,960)	0
32	Asset management/Stock Condition Survey	Actual/E. wide lease %	(4,072)	(78,983)		(125,000)	(75,000)
35	Water Tank Repairs/Replacement	Actual	(6,098)	(428,912)		(846,568)	(112,406)
	Total Services		(1,722,781)	(2,038,546)		(2,123,326)	(1,113,324)
33	Heating - Electricity	Actual	(1,944,963)	(1,972,550)	1.42%	(1,900,060)	(2,013,099)
33	Heating - Gas	Actual	(15,503)	(15,194)	(1.99%)		
	Total Services & Heating		(9,336,695)	(10,139,171)	8.59%	(9,834,603)	(9,207,333)

<u>Narration</u>	<u>Cross- Reference key</u>	<u>CBIS Actual</u>	<u>BEO Adjustment</u>	<u>Service Charge Schedule</u>
		£	£	£
Electricity (Common Parts and Lifts)	1	(492,180.48)	0.00	(492,180.48)
Lift Maintenance	2	(387,376.33)	(2,800.08)	(390,176.41)
Resident Housekeepers (Additional Pensio	3	(283.07)	0.00	(283.07)
Resident Engineers	4	(379,650.81)	0.00	(379,650.81)
Furniture & Fittings	5	(24,933.32)	0.00	(24,933.32)
Window Cleaning	6	(159,321.24)	0.00	(159,321.24)
Cleaning Materials including refuse sacks	7	(27,195.52)	0.00	(27,195.52)
Cleaning Equipment	8	(4,906.21)	0.00	(4,906.21)
Estate Cleaners	9	(1,207,898.52)	0.00	(1,207,898.52)
Additional Refuse Collection	10	(13,992.06)	0.00	(13,992.06)
Garden Maintenance	11	(139,376.81)	0.00	(139,376.81)
Car Park Attendants	12	(649,469.57)	(597.15)	(650,066.72)
Hall Porters	13	(696,087.57)	0.00	(696,087.57)
Garchey Maintenance	14	(243,503.22)	0.00	(243,503.22)
Pest Control	15	(16,562.13)	0.00	(16,562.13)
General Maintenance (Estate)	16	(143,774.63)	1,252.91	(142,521.72)
Electrical Repairs (Common Parts)	17	(177,163.98)	607.20	(176,556.78)
Electrical Repairs (Exterior)	18	(270.00)	0.00	(270.00)
General Repairs (Common Parts)	19	(141,565.22)	5,924.39	(135,640.83)
General Repairs (Exterior)	20	(1,078,231.66)	(750.39)	(1,078,982.05)
Technical Services	21	(238,918.34)	0.00	(238,918.34)
House Officer	22	(132,775.88)	0.00	(132,775.88)
Estate-Wide proportion of Supervision & M	23	(660,990.71)	0.00	(660,990.71)
Directly attributed Supervision & Manager	24	0.00	0.00	0.00
Redecorations	25	(118,905.73)	15,680.30	(103,225.43)
Redecorations Programme 2020-2025	25	(16,355.65)	0.00	(16,355.65)
Safety/Security	26	(22,515.99)	0.00	(22,515.99)
Water Supply Works	27	(107,185.53)	0.00	(107,185.53)
Concrete Works	28	(120,212.30)	42,962.11	(77,250.19)
Emergency Lighting	29	0.00	0.00	0.00
Asbestos Management	30	(93,676.52)	550.00	(93,126.52)
Roof Repairs	31	(211,082.00)	0.00	(211,082.00)
Asset Management/Stock Condition Surve	32	(78,983.45)	0.00	(78,983.45)
Water Tank Repairs/Replacement	34	(450,888.33)	21,976.64	(428,911.69)
Heating	33	(2,059,076.46)	71,331.89	(1,987,744.57)
Insurance	N/C	(1,049.01)	1,049.01	0.00
TOTAL		(10,296,358.26)	157,186.83	(10,139,171.42)

Actual 2018-19 £'000	TABLE 3 - Service Charge Account	Original Budget £'000	Latest Approved Budget £'000	Actual 2019-20 £'000	Variances £'000
	Expenditure				
(2,487)	Direct Employee Expenses	(2,579)	(2,670)	(2,586)	84
(12)	Indirect Employee Expenses	(8)	(6)	(4)	2
(2,499)	Total Employees	(2,587)	(2,676)	(2,590)	86
(2,532)	Repairs and Maintenance	(1,856)	(2,054)	(2,468)	(414)
0	SRP projects	0	(706)	(705)	1
(2,374)	Energy Costs	(2,458)	(2,477)	(2,594)	(117)
(136)	Rents	(141)	(137)	(137)	0
(15)	Rates	(19)	(18)	(14)	4
(1)	Water Services	(3)	(3)	(2)	1
(166)	Cleaning and Domestic Supplies	(238)	(214)	(120)	94
(119)	Grounds Maintenance Costs	(130)	(130)	(139)	(9)
(5,343)	Total Premises Related Expenses	(4,845)	(5,739)	(6,179)	(440)
(33)	Equipment, Furniture and Materials	(73)	(74)	(40)	34
0	Catering	(1)	(1)	0	1
(7)	Clothes, Uniform and Laundry	(12)	(12)	(9)	3
(4)	Printing, Stationery	(7)	(6)	(3)	3
0	Fees and Services	(1)	(1)	(21)	(20)
0	Expenses	0	0	(2)	(2)
(15)	Communications and Computing	(19)	(20)	(13)	7
(59)	TOTAL Supplies and Services	(113)	(114)	(88)	26
(7,901)	TOTAL Expenditure	(7,545)	(8,529)	(8,857)	(328)
9,340	Income	8,912	10,073	10,286	213
1,439	Net Income	1,367	1,544	1,429	(115)
	Recharges				
(1,604)	Expenditure	(1,542)	(1,719)	(1,585)	134
165	Income	175	175	156	(19)
(1,439)	Total Recharges	(1,367)	(1,544)	(1,429)	115
0	Total Service Charge Account	0	0	0	0