

CROSS	ITEM	ACTUAL	ACTUAL	Variance	ESTIMATE	ESTIMATE
REF. KEY		2019/20	2020/21	Last Year %	2020/21	2021/22
1	Electricity (Common Parts and Lifts)	(492,180)	(481,982)	2.07%	(516,441)	(518,714)
2	Lift Maintenance	(390,176)	(361,670)	7.31%	(360,649)	(373,378)
3	Resident Housekeepers (Additional Pension)	(283)	(240)	15.24%	0	0
4	Resident Engineers	(379,651)	(374,229)	1.43%	(413,383)	(387,118)
5	Furniture & Fittings	(24,933)	(7,303)	70.71%	(26,000)	(26,000)
6	Window Cleaning	(159,321)	(144,152)	9.52%	(148,785)	(177,800)
7	Cleaning Materials including refuse sacks	(27,196)	(30,074)	(10.59%)	(32,000)	(35,000)
8	Cleaning Equipment	(4,906)	(16,400)	(234.28%)	(4,000)	(4,000)
9	Estate Cleaners	(1,207,899)	(1,144,548)	5.24%	(1,161,214)	(1,166,548)
10	Additional Refuse Collection	(13,992)	(28,389)	(102.89%)	(8,246)	(28,673)
11	Garden Maintenance	(139,377)	(172,002)	(23.41%)	(130,000)	(174,998)
12	Car Park Attendants	(650,067)	(708,355)	(8.97%)	(658,791)	(680,000)
13	Hall Porters	(696,088)	(827,857)	(18.93%)	(752,000)	(777,999)
14	Garchey Maintenance	(243,503)	(306,135)	(25.72%)	(268,000)	(271,554)
15	Pest Control	(16,562)	(21,101)	(27.40%)	(23,000)	(23,000)
16	General Maintenance (Estate)	(142,522)	(174,759)	(22.62%)	(1,438,401)	(1,517,730)
17	Electrical Repairs (Common Parts)	(176,557)	(96,111)	45.56%	included in above	included in above
18	Electrical Repairs (Exterior)	(270)	245	190.74%	included in above	included in above
19	General Repairs (Common Parts)	(135,641)	(131,212)	3.27%	included in above	included in above
20	General Repairs (Exterior)	(1,078,982)	(1,110,265)	(2.90%)	included in above	included in above
22	House Officer	(132,776)	(142,597)	(7.40%)	(140,000)	(145,002)
	Sub Total - Basis for apportionment of estate wide Supervision and Management Costs	(6,112,881)	(6,279,135)	(2.72%)	(6,080,910)	(6,307,512)
21	S&M technical	(238,918)	(200,364)	16.14%	(228,918)	(231,770)
23	Estate-Wide Supervision & Management costs	(660,991)	(694,660)	(5.09%)	(694,000)	(714,671)
24	Directly attributed Supervision & Management costs	0	0		inc above	inc above
25	Redecorations	(103,225)	(3,655)		0	0
25	Redecorations Programme 2020-2025	(16,356)	(10,951)		0	0
26	Safety/Security ( included in general repairs on schedule)	(22,516)	(37,547)	(66.76%)	inc in repairs	inc in repairs
27	Water Supply Works	(107,186)	(139,427)	(30.08%)	inc in repairs	inc in repairs
28	Concrete works	(77,250)	(9,282)		0	0
29	Emergency Lighting	0	0		(3,000)	0
	Electrical Distribution Boards	0	(8,093)		0	0
30	Asbestos management / removal	(93,127)	(83,971)		0	0
	Electrical testing	0	0		0	0
31	Roof repairs	(211,082)	7,308		0	0
32	Asset management/Stock Condition Survey	(78,983)	0		(75,000)	(75,000)
35	Water Tank Repairs/Replacement	(428,912)	(108,982)		(112,406)	(45,125)
	Drainage repairs	0	0		0	(108,822)
	Window Replacement	0	(29,976)		0	(183,500)
	Total Services	(2,038,546)	(1,319,599)		(1,113,324)	(1,358,887)
33	Heating	(1,987,745)	(2,052,287)	(3.25%)	(2,013,099)	(2,094,743)
	Total Services & Heating	(10,139,171)	(9,651,021)	4.81%	(9,207,333)	(9,761,142)

Narration	Cross- Reference key	BEO		Service Charge Schedule £	Annex 2
		CBIS £	Actual £	Adjustment £	
Electricity (Common Parts and Lifts)	1	(481,973.01)		(9.15)	(481,982.16)
Lift Maintenance	2	(359,335.05)		(2,334.79)	(361,669.84)
Resident Housekeepers (Additional Pension)	3	(239.93)		0.00	(239.93)
Resident Engineers	4	(374,228.90)		0.00	(374,228.90)
Furniture & Fittings	5	(7,303.33)		0.00	(7,303.33)
Window Cleaning	6	(144,151.66)		0.00	(144,151.66)
Cleaning Materials including refuse sacks	7	(30,074.21)		0.00	(30,074.21)
Cleaning Equipment	8	(16,400.25)		0.00	(16,400.25)
Estate Cleaners	9	(1,144,547.53)		0.00	(1,144,547.53)
Additional Refuse Collection	10	(28,388.73)		0.00	(28,388.73)
Garden Maintenance	11	(172,020.91)		18.75	(172,002.16)
Car Park Attendants	12	(708,556.94)		201.80	(708,355.14)
Hall Porters	13	(827,857.04)		0.00	(827,857.04)
Garchey Maintenance	14	(306,285.01)		150.44	(306,134.57)
Pest Control	15	(21,100.76)		0.00	(21,100.76)
General Maintenance (Estate)	16	(174,823.70)		65.00	(174,758.70)
Electrical Repairs (Common Parts)	17	(96,111.15)		0.00	(96,111.15)
Electrical Repairs (Exterior)	18	245.00		0.00	245.00
General Repairs (Common Parts)	19	(131,211.52)		0.00	(131,211.52)
General Repairs (Exterior)	20	(1,110,265.20)		0.00	(1,110,265.20)
Technical Services	21	(204,934.48)		4,570.95	(200,363.53)
House Officer	22	(142,597.11)		0.00	(142,597.11)
Estate-Wide proportion of Supervision & Management	23	(694,763.84)		104.25	(694,659.59)
Directly attributed Supervision & Management costs	24	0.00		0.00	0.00
Redecorations	25	880.84		(4,536.11)	(3,655.27)
Redecorations Programme 2020-2025	25	(2,717.93)		(8,233.03)	(10,950.96)
Safety/Security	26	(37,547.20)		0.00	(37,547.20)
Water Supply Works	27	(139,427.16)		0.00	(139,427.16)
Concrete Works	28	(6,971.19)		(2,310.36)	(9,281.55)
Electrical distribution Board	29	(8,200.00)		106.80	(8,093.20)
Asbestos Management	30	(83,970.85)		0.00	(83,970.85)
Roof Repairs	31	7,307.93		0.00	7,307.93
Water Tank Repairs/Replacement	34	(77,699.14)		(31,282.62)	(108,981.76)
Window Replacement	35	(29,976.00)		0.00	(29,976.00)
Heating	33	(2,136,926.22)		84,639.05	(2,052,287.17)
N/C		(9,501.27)		9,501.27	0.00
TOTAL		(9,701,673.45)		50,652.24	(9,651,021.21)

<b>Actual 2019-20 £'000</b>	<b>TABLE 3 - Service Charge Account</b>	<b>Original Budget £'000</b>	<b>Latest Approved Budget £'000</b>	<b>Actual 2020-21 £'000</b>	<b>Variances £'000</b>
	<b>Expenditure</b>				
(2,588)	Direct Employee Expenses	(2,716)	(2,686)	(2,674)	12
(4)	Indirect Employee Expenses	(8)	(8)	0	8
(2,592)	Total Employees	(2,724)	(2,694)	(2,674)	20
(2,468)	Repairs and Maintenance	(1,939)	(2,099)	(2,219)	(120)
(706)	SRP projects	0	(91)	(91)	0
(2,594)	Energy Costs	(2,503)	(2,567)	(2,656)	(89)
(138)	Rents	(141)	(142)	(140)	2
(15)	Rates	(19)	(19)	(17)	2
(2)	Water Services	(3)	(3)	0	3
(119)	Cleaning and Domestic Supplies	(222)	(243)	(208)	35
(138)	Grounds Maintenance Costs	(130)	(130)	(172)	(42)
(6,180)	Total Premises Related Expenses	(4,957)	(5,294)	(5,503)	(209)
(40)	Equipment, Furniture and Materials	(74)	(74)	(31)	43
0	Catering	(1)	(1)	0	1
(8)	Clothes, Uniform and Laundry	(12)	(12)	(8)	4
(3)	Printing, Stationery	(6)	(6)	(1)	5
(20)	Fees and Services	(1)	(1)	(38)	(37)
(2)	Contribution to funds	0	0	0	0
(12)	Communications and Computing	(20)	(20)	(12)	8
(85)	TOTAL Supplies and Services	(114)	(114)	(90)	24
(8,857)	<b>TOTAL Expenditure</b>	<b>(7,795)</b>	<b>(8,102)</b>	<b>(8,267)</b>	<b>(165)</b>
10,286	Income	9,317	9,485	9,677	192
1,429	<b>Net Income</b>	<b>1,522</b>	<b>1,383</b>	<b>1,410</b>	<b>27</b>
(1,585)	Recharges				
	Expenditure	(1,697)	(1,509)	(1,554)	(45)
156	Income	175	126	144	18
(1,439)	Total Recharges	(1,522)	(1,383)	(1,410)	(27)
0	<b>Total Service Charge Account</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

