

Annex 1

CROSS REF. KEY	ITEM	MAIN BASIS OF ATTRIBUTION (A)	ACTUAL	ACTUAL	Variance (Increase) reduction %	ESTIMATE	ESTIMATE
			2021/22	2022/23	2022/23	2022/23	2023/24
1	Electricity (Common Parts and Lifts)	Actual	(544,544)	(914,455)	(67.93%)	(584,143)	(1,138,591)
2	Lift Maintenance	Actual	(366,557)	(375,821)	(2.53%)	(369,987)	(374,581)
3	Resident Housekeepers (Additional Pension)	E. wide lease %	(174)	(103)	40.73%	0	0
4	Resident Engineers	E. wide lease %	(331,817)	(364,701)	(9.91%)	(404,455)	(415,637)
5	Furniture & Fittings	Actual	(22,272)	(6,511)	70.77%	(26,000)	(26,001)
6	Window Cleaning	Contract base	(177,260)	(183,013)	(3.25%)	(182,245)	(209,581)
7	Cleaning Materials including refuse sacks	No. cleaners	(22,564)	(23,397)	(3.69%)	(25,000)	(26,000)
8	Cleaning Equipment	No. cleaners	(4,580)	(5,659)	(23.56%)	(4,000)	(5,000)
9	Estate Cleaners	No. cleaners	(1,128,082)	(1,135,173)	(0.63%)	(1,154,455)	(1,204,117)
10	Additional Refuse Collection	No. cleaners	(12,283)	(12,710)	(3.47%)	(15,700)	(15,700)
11	Garden Maintenance	E. wide lease %	(199,305)	(220,785)	(10.78%)	(180,000)	(230,150)
12	Car Park Attendants	Terrace lease %	(689,244)	(734,069)	(6.50%)	(708,000)	(708,866)
13	Hall Porters	Towers one third each plus individual costs	(793,836)	(846,162)	(6.59%)	(790,000)	(843,864)
14	Garchey Maintenance	E. wide lease %	(274,777)	(318,397)	(15.87%)	(286,000)	(344,360)
15	Pest Control	E. wide lease % + individual block costs	(16,184)	(20,749)	(28.21%)	(23,000)	included in at
16	General Maintenance (Estate)	E. wide lease % and no of repairs orders	(180,952)	(268,951)	(48.63%)	(1,735,897)	(2,781,040)
17	Electrical Repairs (Common Parts)	Actual	(127,240)	(119,510)	6.08%	included in above	included in at
18	Electrical Repairs (Exterior)	Actual	0	0		included in above	included in at
19	General Repairs (Common Parts)	Actual	(174,618)	(216,048)	(23.73%)	included in above	included in at
20	General Repairs (Exterior)	Actual	(1,938,920)	(2,165,698)	(11.70%)	included in above	included in at
22	House Officer	E. wide lease %	(154,906)	(166,420)	(7.43%)	(149,000.00)	(187,757)
	Sub Total - Basis for apportionment of estate wide Supervision and Management Costs		(7,160,114)	(8,098,332)	(13.10%)	(6,637,882)	(8,511,245)
21	S&M technical	No of repairs orders	(195,008)	(190,219)	2.46%	(230,000)	(227,616)
23	Estate-Wide Supervision & Management costs	Ratio	(555,816)	(556,561)	(0.13%)	(730,000)	(738,132)
24	Redecorations Programme 2020-2025	Actual/E. wide lease %	(48,246)	(1,126,285)		(1,521,256)	(1,037,456)
25	Safety/Security (included in general repairs on schedule)	Actual/E. wide lease %	(33,119)	(36,820)	(11.18%)	inc in repairs	inc in repairs
26	Water Supply Works	Actual	(98,635)	(72,904)	26.09%	inc in repairs	inc in repairs
27	Concrete works	Actual	2,030	0		0	0
28	Electrical testing	Actual	(17,483)	(45,334)			(46,685)
29	Asbestos management / removal	Actual	(195,525)	(48,581)		0	0
30	Roof /Drainage repairs	Actual	(54,728)	(60,669)		(50,000)	0
31	Asset management/Stock Condition Survey	Actual/E. wide lease %	(10,118)	(69,543)		(75,000)	0
32	Water Tank Repairs/Replacement	Actual	(76,446)	0		(5,300)	0
33	Window Replacement	Actual	(308,026)	(237,777)		(183,500)	(389,885)
34	Emergency Lighting	Actual	(3,695)	(8,871)		0	(21,100)
	Carpets (Frobisher)	Actual	0	0		0	(56,000)
35	Lobby refurbishment (Shakespeare)	Actual	0	(5,461)		0	(100,000)
36	Lift refurbishment	Actual	(1,930)	(8,870)		0	(100,000)
	Total Services		(1,596,742)	(2,467,897)		(2,795,056)	(2,716,874)
37	Heating - Electricity	Actual	(2,771,425)	(3,974,794)	43.42%	(2,818,000)	(5,680,005)
	Total Services & Heating		(11,528,280)	(14,541,023)	26.13%	(12,250,938)	(16,908,124)