

Your actual service charge statement explained

How we've calculated the amount you need to pay for 01 April 2023 to 31 March 2024

| | A | B | C | D | E | F |
|---|-------------------------|-----------------------|-----------------|---------------|-------------|-----------|
| Description | Estate & Block Estimate | Estate & Block Actual | Apportionment % | Your Estimate | Your Actual | Variance |
| Estate Service costs | | | | | | |
| Bulk Refuse | £ 3,050.00 | £ 0.00 | 0.63504% | £ 19.37 | £ 0.00 | £ -19.37 |
| Caretaker | £ 10,429.00 | £ 9,097.89 | 0.63504% | £ 66.23 | £ 57.78 | £ -8.45 |
| CCTV | £ 0.00 | £ 21,708.24 | 0.63504% | £ 0.00 | £ 137.86 | £ 137.86 |
| Electricity Consumption | £ 24,881.76 | £ 0.00 | 0.63504% | £ 158.01 | £ 0.00 | £ -158.01 |
| Grounds Maintenance | £ 3,594.00 | £ 3,761.16 | 0.63504% | £ 22.82 | £ 23.89 | £ 1.07 |
| Pumps | £ 686.00 | £ 0.00 | 0.63504% | £ 4.36 | £ 0.00 | £ -4.36 |
| Estate Fabric repairs & Communal Boilers costs | | | | | | |
| Communal Boilers | £ 6,100.00 | £ 16,422.91 | 0.63504% | £ 38.74 | £ 104.29 | £ 65.55 |
| General Building Works | £ 5,225.00 | £ 3,624.45 | 0.63504% | £ 33.18 | £ 23.02 | £ -10.16 |
| Block Services costs | | | | | | |
| Caretaker | £ 2,927.00 | £ 3,140.76 | 3.17520% | £ 92.94 | £ 99.73 | £ 6.79 |
| CCTV | £ 0.00 | £ 387.00 | 3.17520% | £ 0.00 | £ 12.29 | £ 12.29 |
| Door Entry/Entryphone | £ 250.00 | £ 0.00 | 3.17520% | £ 7.94 | £ 0.00 | £ -7.94 |
| Electricity Consumption | £ 14,089.28 | £ 0.00 | 3.17520% | £ 447.36 | £ 0.00 | £ -447.36 |
| Emergency Light Testing | £ 0.00 | £ 543.98 | 3.17520% | £ 0.00 | £ 17.27 | £ 17.27 |
| Fire Equipment and Risers | £ 3,062.00 | £ 19,600.25 | 3.17520% | £ 97.22 | £ 622.35 | £ 525.13 |
| Legionella Testing | £ 270.00 | £ 270.00 | 3.17520% | £ 8.57 | £ 8.57 | £ 0.00 |
| Lifts | £ 2,084.00 | £ 3,203.40 | 3.17520% | £ 66.17 | £ 101.71 | £ 35.54 |
| Pest Control | £ 250.00 | £ 0.00 | 3.17520% | £ 7.94 | £ 0.00 | £ -7.94 |
| Telephones | £ 250.00 | £ 0.00 | 3.17520% | £ 7.94 | £ 0.00 | £ -7.94 |
| Block Fabric Repairs costs | | | | | | |
| General Building Works | £ 3,750.00 | £ 15,052.23 | 3.17520% | £ 119.07 | £ 477.94 | £ 358.87 |
| Other costs | | | | | | |
| External Audit Fee | | | | £ 10.00 | £ 5.28 | £ -4.72 |
| Management Fees | | | | £ 275.00 | £ 275.00 | £ 0.00 |
| Property Insurance | | | | £ 422.00 | £ 358.00 | £ -64.00 |
| The ACTUAL amount we spent on your property | | | | £ 2,324.98 | | |
| The amount we ESTIMATED (Less contribution to reserve) | | | | £ 1,648.08 | | |
| You have a balance to pay | | | | £676.90 | | |

- A Estate & Block estimate:** This column lists what we thought we would spend on your area ('estate') and building ('block') this year.
- B Estate and Block actual:** This column lists what we actually spent on your area ('estate') and building ('block') this year.
- C Apportionment %** This is your specific percentage of the estimated and actual costs. So if it was 1%, you'd be charged one per cent of the costs to the left of this column.
- D Your estimate** This is what we thought your percentage of the total costs would come to.
- E Your actual** This is what your percentage of the total costs actually came to.
- F Variance** This is the difference between what we thought we'd spend on you, and what we actually spent on you. If the number is positive (e.g. £10) you owe us money, and if the number is negative (e.g. -£10) then we owe you money.
- G Estate service costs** These are the regular fixed costs for your area ('estate').
- H Estate fabric repairs** These are unexpected costs, like emergency repairs, for your area ('estate').
- I Block service costs** These are the regular fixed costs for your building ('block').
- J Block fabric repairs** These are unexpected costs, like emergency repairs, for your building ('block').
- K External audit fee** This is the cost to us to have independent experts check these numbers to make sure we're charging you the right amount.
- L Management fees** This is the cost to us to work out all of these costs and then send them to our residents.
- M Property insurance** This is the cost to us to insure all of the buildings we look after.
- N The amount we ESTIMATED (Less contribution to reserve)** This is the total amount we thought we would spend, not including the amount of money we put aside for unexpected costs (our 'reserve' fund).
- O £1,648.08 You have a balance to pay** This is the total amount that either you have to pay us, or the money we have to refund you.