

ANALYSIS OF QUARTER ONE 2021 SERVICE CHARGE ACCOUNTS – ALL BLOCKS

General Note:

As the accounts are up to date some of the expenditure will be up to and including w/e 16 April 21.

The way the variance works in the schedule is by assuming the budget is divided equally by 12 months, so this report is calculating the variance against 3/12th of the annual budget. It is for this reason that I have only made notes on expenditure where an actual overspend has occurred as at Q1 against the **annual** budget set for the year.

Electricity: Some of this expenditure may look a little odd at this stage. A year end adjustment take place to recharge electricity back to the various blocks.

Insurance: This is showing the annual charge for the year and is spot on budget.

Salaries: Are showing an underspend of c.£9.6k. To date we have received £5.2k from the CJRS and the remaining underspend will be down to less additional working being worked during the most recent period of lockdown.

Overall: The budgets are tracking well with the exception of some overspending in the area fire risk assessments as detailed fire door inspections have been required throughout the site which was a new requirement in 2021.

Area:	Annual budget 2021:	Q1 position / overspent	Explanation
Communal Management and Estates			
Roads, Drains & Sever weather maintenance	£1,100	£1,518 / +£418	We have incurred £646 for gritting in 2021 which was significantly more than in previous years down to the harsher weather conditions in 2021.
Fob	£0	+£293	No budget is set for fob as the income received during the year more than covered the expenditure. Fob income at Q1 = £130.
Leisure Suite			
Day to day maintenance	£500	£662 / +£162	Boiler room repairs include drain down of Andrew's boiler = £390
Fire Extinguisher maintenance	£138	£318 / +£180	Following Fire Risk Assessment (FRA) additional fire extinguishers were required costing £260
Fire Risk Assessment/signage	£50	£503 / +£453	New fire regulations requiring Fire Door Inspection in 2021 = £498
Emergency Light Testing and repairs	£50	£225 / +£175	Replacement EM required for failed units required = £216
Alexandra Apartments			
Fire Risk Assessment/signage	£25	£80 / +£55	New fire regulations requiring Fire Door Inspection in 2021 = £80
Cliffe			
Fire Risk Assessment/signage	£50	£246 / +£196	New fire regulations requiring Fire Door Inspection in 2021 = £246
Emergency Light Testing and repairs	£51	£89 / +£38	Replacement EM required for failed units = £70

Edward			
Fire Risk Assessment/signage	£50	£107 / +£57	New fire regulations requiring Fire Door Inspection in 2021 = £107
Kingswood			
Fire Risk Assessment/signage	£150	£221 / +£71	New fire regulations requiring Fire Door Inspection in 2021 = £221
Muxlow			
Fire Risk Assessment/signage	£100	£188 / +£88	New fire regulations requiring Fire Door Inspection in 2021 = £188
Peveril			
Fire Risk Assessment/signage	£100	£212 / +£112	New fire regulations requiring Fire Door Inspection required in 2021 = £212
Emergency Light Testing and repairs	£51	£89 / +£38	Replacement EM required for failed units = £46 in additional to replacement light required
Sheaf 1			
Fire Risk Assessment/signage	£100	£663 / +£563	New fire regulations requiring Fire Door Inspection in 2021 = £236. Updated Alarm Zone diagrams – compliance requirement = £184 Remedial work required following FRA = £243
Emergency Light Testing and repairs	£51	£89 / +£38	Unplanned emergency light replacement for meter room = £80
Sheaf 2			
Fire Risk Assessment/signage	£200	£1,640 / +£1,440	New fire regulations requiring Fire Door Inspection in 2021 = £881 Updated Alarm Zone diagrams – compliance requirement = £184 Remedial work required following FRA = £485 Additional fire extinguishers £89
Sheaf 3 Apartments			
Fire Risk Assessment/signage	£100	£355 / +£255	New fire regulations requiring Fire Door Inspection in 2021 = £185 Updated Alarm Zone diagrams – compliance requirement = £170
Emergency Light Testing and repairs	£60	£62 / +£2	Emergency light repair required. Budget set too low for the year.
Victoria			
Fire Risk Assessment/signage	£100	£143 / +£43	New fire regulations requiring Fire Door Inspection in 2021 = £143

JG/23.04.21