

Cyclical Maintenance Spend 2020-2021

	Cycle	Total yr. budget	Expected spend Q4	Actual Spend Q4	Reason for Difference
Gas Servicing Mainstream	Annual	£44,413.08	£44,413.08	£44,413.08	Completed
Gas Audits	Quarterly	£1,256.60	£1,256.60	£0.00	Will be done in conjunction with 2021/22 Audits
Gas Servicing Owners	Annual	£5,870.00	£5,870.00	£5,843.63	Completed
Electrical Periodic Inspections	5 Yearly	£13,626.90	£13,626.90	£3,155.10	Budget for 2021/22 increased for catch up works due to Pandemic
Landscaping	Seasonal	£13,205.63	£13,205.63	£13,385.78	Complete
Attic Fan Servicing	Annual	£2,640.00	£2,640.00	£5,116.80	Follow up works Feb 2021- blowers to 6 No. closes
Stair lighting Maintenance	Annual	£28,572.01	£28,572.01	£28,572.01	Completed
Electricity to closes	Annual	£2,060.00	£2,060.00	£0.00	See PH
Close/common area Painting	10 Yr.	£22,000.00	£22,000.00	£0.00	No works 2020/21 due to pandemic & lockdown in Q4
Attic Tank Cleaning	Annual	£17,313.88	£17,313.88	£0.00	No spend 2020/21 due to pandemic & lockdown in Q4
Roof Anchors	Annual	£5,496.00	£5,496.00	£4,126.86	Complete - budget to be revised to reflect actual costs
Gutter Cleaning	Annual	£13,944.00	£13,944.00	£6,144.00	See report - contractor could not complete works due to Pandemic
Lift Maintenance (New Build)	Annual	£840.00	£840.00	£840.00	Completed
Lift Maintenance (New Build) Ropes 5yr	5 Yearly	£660.00	£660.00	£660.00	Elevator Steel Rope condition reports only this year - changes made to future budgets per the content of the report.
Water Booster pumps (New Build)	Bi Annual	£1,830.36	£1,830.36	£1,830.36	Completed
Fire (Dry Riser) Servicing (New Build)	Annual	£1,076.40	£1,076.40	£1,076.40	Completed
Cleaning @ Lymburn St.	Monthly	£0.00	£0.00	£0.00	Changed to service costs at September budget review
Fire Alarm Servicing	Annual	£888.00	£888.00	£888.00	Completed
Enhanced fire protection works	10 Yearly	£6,000.00	£6,000.00	£6,099.95	7 systems installed at voids & materials purchased for 21/22
Gull nesting prevention programme	Seasonal	£0.00	£0.00	£0.00	cancelled this year due to Covid 19
		£181,692.86	£181,692.86	£122,151.97	