

Cyclical Maintenance Budget 2021/2022		
Item.	Cycle	Cost
Gas Servicing Mainstream	Annual	£44,242.00
Gas Audits	Quarterly	£2,550.90
Gas Servicing Owners	Annual	£6,046.10
Electrical Periodic Inspections	5 Yearly	£25,501.71
Landscaping	Seasonal	£20,000.00
Attic Fan Servicing	Annual	£2,640.00
Stairlighting Maintenance	Annual	£29,429.17
Electricity to closes	Annual	£2,121.80
Close/common area Painting	10 Yearly	£41,200.00
Attic Tank Cleaning	Annual	£17,833.30
Roof Anchors	Annual	£4,243.60
Gutter Cleaning	Annual	£17,500.00
Lift Maintenance (New Build)	Annual	£865.20
Lift Maintenance (New Build) Ropes 5yr	5 Yearly	£0.00
Water Booster pumps (New Build)	Bi Annual	£1,885.27
Fire (Dry Riser) Servicing (New Build)	Annual	£1,108.69
Fire Alarm Servicing (New Build)	Bi Annual	£914.64
Enhanced Fire Protection (Smoke & Heat detectors)	10yr	£36,000.00
Gull nesting prevention programme - Cancelled due to Covid 19	Seasonal	£0.00
Totals		£254,082.38