

Project & Management - Fairfield House & 27 Burleigh Gardens		Inflation escalator @ 5 %	1.05					
	Item	comment	To 31-Mar-24 actual	To 31-Mar-25 est	To 31-Mar-26 est	To 31-Mar-27 est	To 31-Mar-28 est	To 31-Mar-29 part
A	CAPEX [ex VAT]							
1	Initial works	Wind & Watertight etc	271,000.00	0.00	0.00	0.00	0.00	0.00
B	Annual costs [BANES] [ex-VAT]							
1	Room Hire Charges		2,783.17	2,783.17	2,922.33	3,068.44	3,221.87	3,382.96
2	Support Service Recharge		3,750.00	3,750.00	3,937.50	4,134.38	4,341.09	4,558.15
3	Access Road maintenance			1,000.00	1,050.00	1,102.50	1,157.63	1,215.51
4	wind & watertight repairs		-	1,000.000	1,050.00	1,102.50	1,157.63	1,215.51
5	Property Insurance [Corp Estate]		2,000.00	2,000.000	2,000.00	2,000.00	2,000.00	2,000.00
	Total		8,533.17	10,533.17	10,959.83	11,407.82	11,878.21	12,372.12
	<i>transferring to FFH CIC [in new lease]</i>							
6	Electricity		13,683.30	13,683.30	14,367.47	15,085.84	15,840.13	16,632.14
7	Gas		931.09	931.09	977.64	1,026.53	1,077.85	1,131.75
8	Water Charges		1,968.02	1,968.02	2,066.42	2,169.74	2,278.23	2,392.14
9	Heating Oil		10,225.22	10,225.22	10,736.48	11,273.31	11,836.97	12,428.82
10	Internal Property Repairs							
11	Grounds Maintenance		0.00	0.00	-	-	-	-
12	Servicing		1,982.53	1,982.53	2,081.66	2,185.74	2,295.03	2,409.78
13	Council Tax		8,703.70	8,703.70	9,138.89	9,595.83	10,075.62	10,579.40
14	NNDR - business rates				-	-	-	-
15	security/security alarms							
16	fire alarms							
17	compliances							
18	pest control							
19	Contract Cleaning		9,745.52	9,745.52	10,232.80	10,744.44	11,281.66	11,845.74
20	Window Cleaning		0.00	0.00	-	-	-	-
21	Waste Disposal & Refuse Collection		1,641.11	1,641.11	1,723.17	1,809.32	1,899.79	1,994.78
	Total		48,880.49	48,880.49	51,324.51	53,890.74	56,585.28	59,414.54
	Resources- - banes							
a	Valuer - external	one-off - [est.]	0.00	4,000.000				
b	EPC certificates [FFH & 27 BG]	one-off - [est.]						1,000.00
c	Resources - Legal Fees [internal]	one-off - [est.]	2,500.00					
d	Resources - Corporate Estates [internal]	one-off/annual - [est.]	2,500.00	500.000	525.00	551.25	578.81	607.75

e	Resources - Corporate Project Manager [internal]	one-off/annual - [est.]	2,500.00	500.000	525.00	551.25	578.81	607.75
	Total annual running expenses [BANES]		8,533.17	10,533.17	10,959.83	11,407.82	11,878.21	12,372.12
	Total annual running expenses [PROPERTY]		57,413.66	59,413.66	62,284.34	65,298.56	68,463.49	71,786.66
C	Annual Income - BANES							
	Annual Rent		1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
	Tenants insurance contribution		2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
	Other		0.00	0.00	0.00	0.00	0.00	0.00
	Total annual income - BANES		3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00
	BANES - Net annual Income/costs - [income less expenses]		- 5,333.17	- 7,333.17	- 7,759.83	- 8,207.82	- 8,678.21	- 9,172.12