

Appendix 1 Summary Of All Costs

Grand Total - Tenanted Stock Only							
Element	1 To 5	6 To 10	11 To 15	16 To 20	21 To 25	26 To 30	Totals
Catch/Up Repairs	£643,389	£0	£0	£0	£0	£0	£643,389
Future Major Works	£26,622,145	£22,750,690	£27,511,714	£28,404,479	£33,722,137	£34,933,718	£173,944,883
Improvements	£4,881,030	£0	£831,200	£314,900	£831,200	£0	£6,858,330
Response and Void	£11,283,326	£11,283,326	£11,283,326	£11,283,326	£11,283,326	£11,283,326	£67,699,956
Cyclical	£4,430,200	£4,430,200	£4,430,200	£4,430,200	£4,430,200	£4,430,200	£26,581,200
Exceptional Extensive Works	£5,472,000	£3,927,000	£965,000	£1,140,000	£1,060,000	£885,000	£13,449,000
Related Assets	£1,867,608	£1,239,186	£749,910	£498,664	£874,982	£882,913	£6,113,263
Contingent Major Repairs	£2,241,817	£2,457,632	£2,261,248	£2,006,613	£2,196,600	£1,868,478	£13,032,388
Disabled Adaptations	£4,000,000	£3,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£15,000,000
Grand Total	£61,441,515	£49,088,034	£50,032,598	£50,078,182	£56,398,445	£56,283,635	£323,322,409
Total per annum	£12,288,303	£9,817,607	£10,006,520	£10,015,636	£11,279,689	£11,256,727	£10,777,414

All costs are exclusive of Professional Fees, VAT, management and administration costs and are based on today's prices. Costs are inclusive of preliminaries.

Stock Total	5,676
Cost Per Unit - 30 yrs	£56,963
Base Date of Survey	November-06