

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	£2,203,361	£0	£0	£0	£0	£0	£2,203,361
Future Major Works	£58,655,712	£30,243,509	£42,533,928	£33,492,835	£33,079,976	£39,116,880	£237,122,839
Improvements	£17,398,059	£1,363,950	£584,250	£2,365,450	£2,586,850	£1,363,950	£25,662,509
Response and Void	£10,800,000	£10,800,000	£10,800,000	£10,800,000	£10,800,000	£10,800,000	£64,800,000
Cyclical	£10,862,500	£10,637,500	£10,487,500	£10,487,500	£10,487,500	£10,487,500	£63,450,000
Contingent Major Repairs	£3,478,735	£3,842,583	£3,597,320	£3,263,034	£3,564,229	£3,106,794	£20,852,695
Related Assets	£0	£0	£10,000	£0	£10,000	£0	£20,000
Exceptional Extensive Works	£4,792,000	£2,523,500	£1,293,500	£54,000	£2,079,000	£1,593,000	£12,335,000
Disabled Adaptations	£3,000,000	£3,000,000	£3,000,000	£3,000,000	£3,000,000	£3,000,000	£18,000,000
Grand Total	£111,190,367	£62,411,041	£72,306,498	£63,462,819	£65,607,556	£69,468,123	£444,446,404
Total per annum	£22,238,073	£12,482,208	£14,461,300	£12,692,564	£13,121,511	£13,893,625	£14,814,880

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	8,637	
Cost Per Unit - 30 yrs	£51,458	1715.280785
Base Date of Survey	February-05	

Grand Total - Leasehold 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	£29,982	£0	£0	£0	£0	£0	£29,982
Future Major Works	£454,627	£638,760	£767,357	£832,509	£548,099	£947,456	£4,188,809
Improvements	£13,491	£0	£0	£0	£0	£0	£13,491
Grand Total	£498,100	£638,760	£767,357	£832,509	£548,099	£947,456	£4,232,282
Total per annum	£99,620	£127,752	£153,471	£166,502	£109,620	£189,491	£141,076

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	923
Cost Per Unit - 30 yrs	£4,585
Base Date of Survey	February-05