

<b>Service Charge Costs Per Year</b>		1.8%	Yr. 1 1.8%
<b>Inflation Rate = As of July 2009 1.8% RPI</b>			
<b>SERVICE CHARGE COSTS APPLICABLE TO ALL THREE OCCUPIERS</b>	<b>2009/2010</b>	<b>2010/2011</b>	<b>2011/2012</b>
<b>Description:</b>	<b>£'s</b>	<b>£'s</b>	<b>£'s</b>
Non Domestic Rates based upon 48.1p -£1 RPI 09/10 on rateable value £20,500	9860	10037	10218
Water Charges	8910	9070	9233
Gas	3879	3948	4019
Electricity	3000	3054	3108
Window Cleaning	250	255	260
Contract Cleaning based upon 412.4m <sup>2</sup> floor space with 2.25 hours x 5days per week 52 weeks at £8.92ph or £15 for non council building.	8775	8932	9092
Servicing of Sanitary Waste based upon 3x bins at £1.73 each per month	65	67	68
Refuse Collection based upon 2x 240ltr Bins collected twice a week	470	478	487
Confidential Waste based upon 10bags per month at £3.75 per bag	450	458	466
Vending/Klix Machines based upon 2 machines leased and serviced	200	204	208
TV Licence	140	143	146
Grounds Maintenance e.g. sweeping/litter picking based upon £60 per sweep and 4x sweeps per year	240	244	248
Maintenance Repairs (External & Internal)	2900	2952	3005
Statutory Inspections	2100	2137	2176
Non Property/Plant Insurance (Not sure if required)	100	100	100
Insurance of Property & Basic Fixed Assets	1000	1000	1000
<b>TOTAL SERVICE CHARGE COSTS*</b>			<b>43834</b>
* YR1 £43,834 divided by three occupiers based upon occupancy pro rata e.g Grampian Police 53.71%, Council 37.84% and NHS Grampian 8.45%			
<b>COSTS APPLICABLE TO COUNCIL</b>			
Equipment Maintenance	150	152	154
Phone/Fax/Communication	250	255	260
Annual Rent based upon 70.3sq.m at £139 per sq.m.			9772
Service Charge Costs based upon 37.84% of total S/C cost			16587
Management Fee based on 5% of S/C payable by the Council			829
<b>TOTAL REVENUE COSTS APPLICABLE FOR MORAY COUNCIL</b>			<b>27602</b>
<b>INCOME TO COUNCIL</b>		1.8%	Yr. 1 1.8%
	<b>2009/2010</b>	<b>2010/2011</b>	<b>2011/2012</b>
		<b>1</b>	<b>2</b>
<b>Description:</b>	<b>£'s</b>	<b>£'s</b>	<b>£'s</b>
Annual Rent from all three occupiers divided 50/50 between Council and Grampian Police. Total rent from 3 partners £28,614.70 divide by 2			14307
Management Fee based on 5% of total S/C			2192
Annual Payment from Grampian Police for purchase of joint share of site			5102
<b>TOTAL INCOME TO COUNCIL</b>			<b>21601</b>
<b>BALANCE</b>			
<b>Expenditure</b>			27602
<b>Income</b>			21601

**TOTAL (Estimated annual net cost to run the facility for Council)**

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