

Section 3: Benchmarks per property occupied, April 2003 – March 2004

3.1 Spend on fixed charges for properties occupied, April 2003 – March 2004

	No. of respondents		Average			Nottinghamshire		% difference
Water charges	4	£	2,022.87	per prop.	£	1,549.09	per prop.	-23.4
Rents	4	£	8,148.48	per prop.	£	2,156.34	per prop.	-73.5
Rates	4	£	9,767.11	per prop.	£	7,660.49	per prop.	-21.6
Insurance charges	4	£	2,743.64	per prop.	£	3,917.03	per prop.	42.8

3.2 Energy efficiency - spend on fuel costs for properties occupied, April 2003 – March 2004

	No. of respondents		Average			Nottinghamshire		% difference
Electricity	5	£	2,325.69	per prop.	£	2,962.00	per prop.	27.4
Gas	5	£	2,641.86	per prop.	£	1,692.36	per prop.	-35.9
Oil	5	£	173.31	per prop.	£	27.13	per prop.	-84.3
TOTAL COSTS (includes others)	5	£	5,450.89	per prop.	£	5,090.89	per prop.	-6.6

3.3 Maintenance costs for properties occupied, April 2003 – March 2004

	No. of respondents		Average			Nottinghamshire		% difference
Planned maintenance works	4	£	11,117.68	per prop.	£	8,173.56	per prop.	-26.5
Day to day reactive maintenance	4	£	2,601.14	per prop.	£	5,045.41	per prop.	94.0
Grounds maintenance	4	£	3,404.59	per prop.	£	3,632.69	per prop.	6.7
Annual survey costs of conditional structural surveys	4	£	604.01	per prop.	£	908.17	per prop.	50.4

3.4 Backlog maintenance cost for properties occupied, April 2003 – March 2004

	No. of respondents		Average			Nottinghamshire		% difference
Cost of backlog maintenance	5	£	151,255.00	per prop.	£	163,629.18	per prop.	8.2

3.5 Cleaning costs for properties occupied, April 2003 – March 2004

	No. of respondents		Average			Nottinghamshire		% difference
Cleaning costs	4	£	8,356.71	per prop.	£	7,315.84	per prop.	-12.5

3.6 Management costs for properties occupied, April 2003 – March 2004

	No. of respondents		Average			Nottinghamshire		% difference
Strategic property management costs	4	£	1,134.44	per prop.	£	312.82	per prop.	-72.4
Spend on management of planned maintenance programme	4	£	835.86	per prop.	£	1,009.08	per prop.	20.7

3.7 Total annual budget, April 2003 – March 2004

	No. of respondents		Average			Nottinghamshire		% difference
Annual Authority budget	4	£	859,327.04	per prop.	£	689,202.83	per prop.	-19.8

Section 4: Benchmarks per square metre occupied, April 2003 – March 2004

4.1 Spend on fixed charges for properties occupied, April 2003 – March 2004

	No. of respondents		Average			Nottinghamshire		% difference
Water charges	4	£	1.31	per sq.m.	£	1.17	per sq.m.	-10.7
Rents	4	£	5.19	per sq.m.	£	1.64	per sq.m.	-68.4
Rates	4	£	6.34	per sq.m.	£	5.81	per sq.m.	-8.4
Insurance charges	4	£	1.84	per sq.m.	£	2.97	per sq.m.	61.4

4.2 Energy efficiency - spend on fuel costs for properties occupied, April 2003 – March 2004

	No. of respondents		Average			Nottinghamshire		% difference
Electricity	5	£	1.70	per sq.m.	£	2.25	per sq.m.	32.4
Gas	5	£	1.86	per sq.m.	£	1.28	per sq.m.	-31.2
Oil	5	£	0.13	per sq.m.	£	0.02	per sq.m.	-84.6
TOTAL COSTS (includes others)	5	£	4.00	per sq.m.	£	3.86	per sq.m.	-3.5

4.3 Maintenance costs for properties occupied, April 2003 – March 2004

	No. of respondents		Average			Nottinghamshire		% difference
Planned maintenance works	4	£	7.86	per sq.m.	£	6.20	per sq.m.	-21.1
Day to day reactive maintenance	4	£	1.83	per sq.m.	£	3.83	per sq.m.	109.3
Grounds maintenance	4	£	2.24	per sq.m.	£	2.75	per sq.m.	22.8
Annual survey costs of conditional structural surveys	4	£	0.43	per sq.m.	£	0.69	per sq.m.	60.5

4.4 Backlog maintenance cost for properties occupied, April 2003 – March 2004

	No. of respondents		Average			Nottinghamshire		% difference
Cost of backlog maintenance	5	£	121.83	per sq.m.	£	124.08	per sq.m.	1.8

4.5 Cleaning costs for properties occupied, April 2003 – March 2004

	No. of respondents		Average			Nottinghamshire		% difference
Cleaning costs	4	£	5.57	per sq.m.	£	5.55	per sq.m.	-0.4

4.6 Management costs for properties occupied, April 2003 – March 2004

	No. of respondents		Average			Nottinghamshire		% difference
Strategic property management costs	4	£	0.68	per sq.m.	£	0.24	per sq.m.	-64.7
Spend on management of planned maintenance programme	4	£	0.62	per sq.m.	£	0.77	per sq.m.	24.2

4.7 Total annual budget, April 2003 – March 2004

	No. of respondents		Average			Nottinghamshire		% difference
Annual Authority budget	4	£	561.35	per sq.m.	£	522.64	per sq.m.	-6.9