

	source	Moderate basis	Optimistic
Cleaning communal areas	JW spreadsheet 16.6	832	
External maintenance and redecoration	JW spreadsheet 16.6	4000	
Internal redecoration, communal areas	JW spreadsheet 16.6	666	
Internal redecoration, tenanted areas		0	
Building management		1440	
Annual electric and other testing		750	
Maintain boiler		200	
Heating and lighting communal areas	JW spreadsheet 16.6	473	
Rates		0	
Insurance for building and public liability		1000	
Water and sewerage charges		0	
		9361	

Worst case

2 hrs/week, £8/hr; assumes library and tenants do all own cleaning
£20K every 5 years, includes scaffolding
£2K every 3 years.
tenant responsibility
at 12% of building income of £12,000

on area basis; assumes tenants pay own heating and lighting.
assumes charitable status, and that tenants pay own rates.

assumes tenants pay own rates or pro rata service charge; and cleaner uses library

' supply?