

# Services Charges – Understanding the Lookback Periods

Leaseholder Forum 23 February 2022

# Lookback Actuals

Lookback actuals cover the period 1<sup>st</sup> October to 30<sup>th</sup> September each year.

SERVICES	Difference between actual cost and what you were charged between October 2020 to September 2021			New Service Charge April 2022 to March 2023	
	A	B	C	D	E
	What the services actually cost	What we estimated the service would cost	Difference (A-B)	Estimated cost of services	Annual Charge (C+D)
<b>Ranger Service</b>	<b>140.00</b>	<b>145.01</b>	<b>-5.01</b>	<b>150.00</b>	<b>144.99</b>
Communal Lighting	60.00	57.52	2.48	65.00	67.48
TV Aerials & Satellite Dishes	11.00	12.00	-1.00	12.00	11.00
Management Charge	60.00	60.00	0.00	60.00	60.00
	<b>271.00</b>	<b>274.53</b>	<b>-3.53</b>	<b>287.00</b>	<b>283.47</b>

# Lookback Estimates



Lookback estimates also cover the period October to September, so overlap two financial years.

SERVICES	Difference between actual cost and what you were charged between October 2020 to September 2021			New Service Charge April 2022 to March 2023	
	A	B	C	D	E
	What the services actually cost	What we estimated the service would cost	Difference (A-B)	Estimated cost of services	Annual Charge (C+D)
<b>Ranger Service</b>	<b>140.00</b>	<b>145.01</b>	<b>-5.01</b>	<b>150.00</b>	<b>144.99</b>
Communal Lighting	60.00	57.52	2.48	65.00	67.48
TV Aerials & Satellite Dishes	11.00	12.00	-1.00	12.00	11.00
Management Charge	60.00	60.00	0.00	60.00	60.00
	271.00	274.53	-3.53	287.00	283.47

# Lookback Estimates



This means that this years lookback estimate charged will include 6 months (183 days) of the 2021/22 financial year estimate.

SERVICES	Difference between actual cost and what you were charged between October 2019 to September 2020			New Service Charge April 2021 to March 2022		divided by 365 days, times 183 days
	A	B	C	D	E	
	What the services actually cost	What we estimated the service would cost	Difference (A-B)	Estimated cost of services	Annual Charge (C+D)	
<b>Ranger Service</b>	<b>140.00</b>	<b>150.00</b>	<b>-10.00</b>	<b>150.00</b>	<b>140.00</b>	<b>75.21</b>
Communal Lighting	60.00	50.00	10.00	65.00	75.00	32.59
TV Aerials & Satellite Dishes	11.00	10.00	1.00	12.00	13.00	6.02
Management Charge	60.00	60.00	0.00	60.00	60.00	30.08
	271.00	270.00	1.00	287.00	288.00	

# Lookback Estimates



And will also include 6 months (182 days) of the 2020/21 financial year estimate.

SERVICES	Difference between actual cost and what you were charged between October 2018 to September 2019			New Service Charge April 2020 to March 2021		divided by 365 days, times 182 days
	A	B	C	D	E	
	What the services actually cost	What we estimated the service would cost	Difference (A-B)	Estimated cost of services	Annual Charge (C+D)	
<b>Ranger Service</b>	<b>120.00</b>	<b>130.00</b>	<b>-10.00</b>	<b>140.00</b>	<b>130.00</b>	<b>69.81</b>
Communal Lighting	40.00	45.00	-5.00	50.00	45.00	24.93
TV Aerials & Satellite Dishes	11.00	10.00	1.00	12.00	13.00	5.98
Management Charge	60.00	60.00	0.00	60.00	60.00	29.92
	231.00	245.00	-14.00	262.00	248.00	

# Lookback Estimates



The two estimates from the prior years for the total lookback estimate charged for the current billing year

SERVICES	2020/21 Estimate	2021/22 Estimate	Oct 2020 to Sept 2021 Lookback estimated cost
	divided by 365 days, times 183 days	divided by 365 days, times 183 days	
<b>Ranger Service</b>	<b>69.81</b>	<b>75.21</b>	<b>145.01</b>
Communal Lighting	24.93	32.59	57.52
TV Aerials & Satellite Dishes	5.98	6.02	12.00
Management Charge	29.92	30.08	60.00
	130.64	143.89	274.53



# Lookback Estimates



SERVICES	Difference between actual cost and what you were charged between October 2020 to September 2021			New Service Charge April 2022 to March 2023	
	A	B	C	D	E
	What the services actually cost	What we estimated the service would cost	Difference (A-B)	Estimated cost of services	Annual Charge (C+D)
<b>Ranger Service</b>	<b>140.00</b>	<b>145.01</b>	<b>-5.01</b>	<b>150.00</b>	<b>144.99</b>
Communal Lighting	60.00	57.52	2.48	65.00	67.48
TV Aerials & Satellite Dishes	11.00	12.00	-1.00	12.00	11.00
Management Charge	60.00	60.00	0.00	60.00	60.00
	271.00	274.53	-3.53	287.00	283.47