

GRENFELL TOWER PUBLIC INQUIRY

EXHIBIT MMFA/6

This is “**Exhibit MMFA/6**” referred to in the Second Witness Statement of Manuel Miguel Ferreira Alves.

Dated: this 25th day of February 2020

Service Charge Final Accounts – 2012/13

Please find enclosed details of your service charge final accounts for the financial year 2012/13. Any adjustments in relation to these accounts will appear on your next statement, which will be with you shortly.

Should you have any queries regarding these accounts please do not hesitate to contact the Home Ownership team on [REDACTED] or by email at homeownership@kctmo.org.uk

Also enclosed is a glossary which explains the terms used in the final accounts.

You should be aware that you have the right to use facilities that will enable you to view any invoices or supporting documentation that shows the costs incurred associated with these accounts, plus the right to receive copies of those documents. This facility is available for 6 months from the issue of the final accounts, and any request should be made in writing. The TMO is able to charge for the cost of these copies as a management cost.

There are various ways in which you can pay your service charges, which are detailed towards the end of the glossary. These are also shown on our website, and include the facility to pay online. To do this you need to provide your payment reference number, which is available from your swipe card and from your invoice/statement of account. You may also make payment by direct debit or by standing order, details of which are also available on our website.

Yours sincerely,



Daniel Wood
Assistant Director, Home Ownership

The Royal Borough of Kensington & Chelsea Tenant Management Organisation Ltd.
Registered Office: Network Hub, Unit A, 292 Kensal Road, London W10 5BE
Registered in England & Wales No. 3048135 VAT No. 672 0689 19

	SCHEME WEIGHTED ROOMS	ACTUAL SHARE SCHEME £	ACTUAL PROPERTY SHARE £	ESTIMATED PROPERTY SHARE £	DIFFERENCE IN YOUR CHARGES £
BUILDING COSTS					
Concierge	462.000	45,280.48	392.04	420.80	-28.76
Repairs to Building	462.000	1,289.52	11.16	250.32	-239.16
Internal Communal Repairs	462.000	3,690.81	31.96	94.08	-62.12
Common Parts Electricity Repairs	462.000	3,524.32	30.51	80.76	-60.25
Common Parts Electricity Consumption	462.000	22,927.67	198.51	277.12	-78.61
Digital TV	440.000	4,152.00	37.75	51.96	-14.21
Lift Insurance	462.000	1,089.24	9.43	9.76	-0.33
Lift Repair / Maintenance	462.000	6,360.65	55.07	76.92	-21.85
Health and Safety - Pest Control	462.000	6,156.25	53.30	37.68	15.62
Contract Cleaning	462.000	19,755.07	171.04	161.32	9.72
Paladin Maintenance	462.000	1,533.06	13.27	13.16	0.11
		115,759.07	1,004.04	1,473.88	-469.84
ESTATE COSTS					
Estate Caretaking & Supervision	2246.000	46,782.19	83.32	96.36	-13.04
Estate Lighting Repairs	1946.000	9,073.16	18.65	40.92	-22.27
Estate External Siteworks	2246.000	31,958.23	56.92	29.36	27.56
Estate Contract Cleaning	2246.000	60,964.31	108.57	116.12	-7.55
Estate Bulk Refuse	1946.000	488.55	1.00	8.64	-7.64
Estate Garden Maintenance	2246.000	39,919.10	71.09	74.80	-3.71
		189,185.54	339.55	366.20	-26.65
OTHER COSTS					

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