


**ESTIMATE OF ANNUAL SERVICE CHARGE EXPENDITURE
FOR YEAR ENDING
31 DECEMBER 2012**

 Heads of Expenditure	Estimated Service Charge	Estimated Service Charge Costs 2012 Total	Estimated Service Charge 2012	
	2011 £	£	All Properties £	Second Schedule for Split contributions (excludes Barratt properties)
Number of Office Units	3	3		
Number of Retail Units	1	1		
Residential Units	500	500		
Services and Maintenance				
Landscaping	79,000.00	79,000.00	79,000.00	
Childrens Play Area, Inspect, Replace, Repair	5,000.00	2,500.00	3,000.00	
Drainage for stream, balancing ponds and reed beds	4,000.00	4,000.00	4,000.00	
Streetlighting in unadopted roadways and pathways	3,000.00	3,000.00	3,000.00	
Maintenance of unadopted roadways and pathways	7,000.00	7,000.00	7,000.00	
Environmental Health Control	1,000.00	1,000.00	1,000.00	
Roadsweeping/Litterpicking and Removal of bulk refuse	4,000.00	4,000.00	4,000.00	
Treeguard Repair/Replacement	2,000.00	2,000.00	2,000.00	
Plant Replacement/Bark mulch restocking to communal areas	3,500.00	5,500.00	5,000.00	
Woodland Maintenance	5,000.00	5,000.00	5,000.00	
Maintenance/Repairs	5,000.00	5,000.00	5,000.00	
Maintenance of Communal TV & Satellite Distribution Service	4,000.00	4,000.00		4,000.00
External Water Supply (Extraction Licence)	1,000.00	1,000.00	1,000.00	
Web Site Design & Maintenance	500.00	500.00	500.00	
Insurances				
Public Liability	3,900.00	4,400.00	4,400.00	
Public Liability Insurance excess	250.00	250.00	250.00	
LVT Legal Expenses Insurance	4,000.00	4,000.00	4,000.00	
Reserves and Cyclical Repairs				
Reserve Accumulation	5,000.00	5,000.00	5,000.00	
Professional Fees				
Health & Safety Risk Assessment	1,000.00	1,000.00	1,000.00	
Management Fees	51,000.00	51,000.00	51,000.00	
Accountancy Fees	1,500.00	1,500.00	1,500.00	
Total Annual Expenditure	190,650.00	190,650.00	186,650.00	4,000.00
Landlord Contribution	81,650.00	81,650.00	81,650.00	
Total Residents Contribution	109,000.00	109,000.00	105,000.00	4,000.00
Annual Contribution per Property			210.00	9.85
Contribution per month			17.50	£0.82
Contribution per week			4.04	£0.19
Contribution per day			0.58	£0.03

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