


**ESTIMATE OF ANNUAL SERVICE CHARGE EXPENDITURE  
FOR YEAR ENDING  
31 DECEMBER 2013**

 Heads of Expenditure	Estimated Service Charge Costs 2012 Total £	Estimated Service Charge 2013	
<b>Number of Office Units</b>	3	3	
<b>Number of Retail Units</b>	1	1	
<b>Residential Units</b>	520	525	
		All Properties £	Second Schedule for Split contributions (excludes Barratt properties)
<b>Services and Maintenance</b>			
Landscaping	79,000.00	79,000.00	
Childrens Play Area, Inspect, Replace, Repair	2,500.00	3,200.00	
Drainage for stream, balancing ponds and reed beds	4,000.00	10,000.00	
Streetlighting in unadopted roadways and pathways	3,000.00	3,000.00	
Maintenance of unadopted roadways and pathways	7,000.00	7,000.00	
Environmental Health Control	1,000.00	1,000.00	
Roadsweeping/Litterpicking and Removal of bulk refuse	4,000.00	6,000.00	
Treeguard Repair/Replacement	2,000.00	2,000.00	
Plant Replacement/Bark mulch restocking to communal areas	5,500.00	3,000.00	
Woodland Maintenance	5,000.00	5,000.00	
Maintenance/Repairs	5,000.00	5,000.00	
Maintenance of Communal TV & Satellite Distribution Service	4,000.00		4,500.00
External Water Supply (Extraction Licence)	1,000.00	1,000.00	
Web Site Design & Maintenance	500.00	500.00	
<b>Insurances</b>			
Public Liability	4,400.00	4,600.00	
Public Liability Insurance excess	250.00	250.00	
LVT Legal Expenses Insurance	4,000.00	4,000.00	
<b>Reserves and Cyclical Repairs</b>			
Reserve Accumulation	5,000.00	5,000.00	
<b>Professional Fees</b>			
Health & Safety Risk Assessment	1,000.00	1,000.00	
Management Fees	53,040.00	56,160.00	
Accountancy Fees	1,500.00	800.00	
Legal Fees		5,000.00	
<b>Total Annual Expenditure</b>	<b>192,690.00</b>	<b>202,510.00</b>	<b>4,500.00</b>
<b>Landlord Contribution</b>	<b>83,490.00</b>	<b>87,010.00</b>	
<b>Total Residents Contribution</b>	<b>109,200.00</b>	<b>115,500.00</b>	<b>4,500.00</b>
Annual Contribution per Property	210.00	220.00	10.44
Contribution per month	17.50	18.33	£0.87
Contribution per week	4.04	4.23	£0.20
Contribution per day	0.58	0.60	£0.03