



Newhall, Harlow, Essex, CM17

6 Babmaes Street
London
SW1Y 6HD
Tel: 020-7389-1501

**Statement of Service Charge Expenditure
for the year 1st January 2013 to 31st December 2013**

Schedule 1	Budget	Actual	Note
Service Charge			
Landscape Maintenance	79,000	64,644.96	1
Children's Play Area	3,200	2,480.00	2
Drainage - stream,ponds etc	10,000	28,578.37	3
Street Lighting	3,000	1,454.48	4
Road & Path maintenance	7,000	2,880.00	5
Environmental Health Control	1,000		
Road/Kerb sweeping	6,000	3,238.00	6
Treeguard Repair/Replacement	2,000	2,250.00	7
Planting Refurbishment	3,000	6,448.00	8
Woodland Maintenance	5,000	5,764.00	9
General Repairs & Maintenance	5,000	2,721.12	10
Water Supply - External	1,000		
Web Site Maintenance	500		
Public Liability Insurance	4,600	2,128.31	11
Public Liability Ins Excess	250		
LVT Legal Expenses Insurance	4,000		
Contribution to Reserve Fund	5,000	5,000.00	12
Health & Safety Risk Ass	1,000	900.00	13
Management Fee	53,550	54,601.75	14
Accountancy Fee	800	600.00	15
Postage	1,680	1,680.00	16
Legal Fees	5,000	694.20	17
Interest Received		-22.82	
Schedule 2			
TV System & Maintenance	4,500	9,895.58	18
Total Expenditure	206,080	195,935.95	
Sums requested from occupied units		121,829.74	
Contribution from Newhall Projects Ltd per budget		84,250.26	
Total Income		206,080.00	
General Surplus for the year		10,144.05	19

Note:

1. Includes the maintenance of all hard and soft landscaped areas including all roads (but excluding those yet to be handed over by Slo/Futureform, namely Brickcroft Hoppit, Honor Street and Great Auger Street) the balancing pond, the reed beds, the contemporary mound and surrounding areas. Carried out by Aspect Landscape.
2. Monthly grounds maintenance of play area on St Nicholas Green carried out by Aspect Landscape & Redecoration of Play equipment and benches by Glendoagh Contractors.
3. Includes consultancy and project management fees for Stephen Hawes Associates and maintenance work carried out by Miles Waterscapes to the Reed Beds, Stream and Balancing Pond.
4. Repairs and maintenance of street lighting in unadopted areas carried out by W&H Romac Limited.
5. Includes the cost of Patch Repairs to St Nicholas Green carried out by Silverrock Engineering
6. Weekly litter picking and road sweeping to include all areas as listed under Note 1. Carried out Aspect Landscape. Also includes the cost of removing fly-tipped items on The Chase and Dog Kennel Lane.
7. Repairs and replacement to Tree Guards on Great Auger Street, Crossway, St Nicholas Green and Alba Road carried out by Prosteel.
8. Replanting carried out by Aspect Landscape, also includes the provision of 12 steel planters and plants, willow trees on St Nicholas Green and Bark Mulch throughout the development.
9. Tree Survey carried out by Harrway Tree Services to include Gravel Pit Spring Wood, New Pond Spring and the open area parkland.
10. Supply of rock salt to treat icy roads and pavements, and installation of park litter bins.
11. Insurance for public liability for the external communal areas to include all unadopted roads and pathways, woodland including Gravel Pit Spring and grass areas, all reed beds, the balancing pond and the mound earth sculpture, street furniture, sculptures and playground equipment.
12. Amount set aside to fund the cost of future capital expenditure as per budget.
13. Health & Safety Risk Assessment for Phase I carried out by Watson Wilde & Baker
14. The annual fee payable to Labyrinth Properties up to 31st October 2013 and Stiles Harold Williams from 1st November to 31st December for managing Newhall Estate and to ensure compliance with Estate regulations for the development. The fees are calculated at £85.00 plus VAT per unit.
15. Fee for reconciliation and certification of all estate service charge expenditure.
16. Printing & Postage Costs for the distribution of circulars.
17. Solicitors fees for the recovery of unpaid service charges
18. Repair & maintenance of communal aerial including new distribution equipment to North Chase including Alexandra Road, Petal Lane, New Pond Street, Albertine Street, Pitchway, The Chase. Note that the system does not serve 1-44 The Chase, 1-6 Alba Road, 1-2 Basil Mews, 1-2 Reginald Mews, 1-2 Square Street, 1-3 Maypole Street, 1-5 Green Street, 1-4 Crossways, 1-33 Soper Square, 1-5 St Nicholas Green.
19. Difference between sums requested based on budget and actual expenditure for the year.