


**ESTIMATE OF ANNUAL SERVICE CHARGE EXPENDITURE
FOR YEAR ENDING
31 DECEMBER 2014**

 Heads of Expenditure	Estimated Service Charge Costs 2013 Total £	Estimated Service Charge 2014	
Number of Office Units	3	3	
Number of Retail Units	1	1	
Residential Units	525	550	
Services and Maintenance		All Properties £	Second Schedule for Split contributions (excludes Barratt properties)
Landscaping	79,000.00	84,000.00	
Childrens Play Area, Inspect, Replace, Repair	3,200.00	2,500.00	
Drainage for stream, balancing ponds and reed beds	10,000.00	12,000.00	
Streetlighting in unadopted roadways and pathways	3,000.00	3,000.00	
Maintenance of unadopted roadways and pathways	7,000.00	5,000.00	
Environmental Health Control	1,000.00	1,000.00	
Roadsweeping/Litterpicking and Removal of bulk refuse	6,000.00	6,000.00	
Treeguard Repair/Replacement	2,000.00	2,500.00	
Plant Replacement/Bark mulch restocking to communal areas	3,000.00	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			4,500.00
External Water Supply (Extraction Licence)	1,000.00	600.00	
Web Site Design & Maintenance	500.00	500.00	
Insurances			
Public Liability	4,600.00	4,600.00	
Public Liability Insurance excess	250.00	250.00	
LVT Legal Expenses Insurance	4,000.00	4,000.00	
Reserves and Cyclical Repairs			
Reserve Accumulation	5,000.00	5,000.00	
Professional Fees			
Health & Safety Risk Assessment	1,000.00	1,000.00	
Management Fees	53,550.00	56,100.00	
Accountancy Fees	800.00	600.00	
Printing & Postage	1,680.00	1,680.00	
Legal Fees	5,000.00	5,000.00	
Total Annual Expenditure	201,580.00	208,330.00	4,500.00
Landlord Contribution	86,080.00	81,830.00	
Total Residents Contribution	115,500.00	126,500.00	4,500.00
Annual Contribution per Property	220.00	230.00	9.87
Contribution per month	18.33	19.17	£0.82
Contribution per week	4.23	4.42	£0.19
Contribution per day	0.60	0.63	£0.03