


**ESTIMATE OF ANNUAL SERVICE CHARGE EXPENDITURE
FOR YEAR ENDING
31 DECEMBER 2015**

 Heads of Expenditure	Estimated Service Charge Costs 2014 Total £	Estimated Service Charge 2015	
Number of Office Units	3	3	
Number of Retail Units	1	1	
Residential Units	550	625	
Services and Maintenance		All Properties £	Second Schedule for Split contributions (excludes Barratt properties)
Landscaping	84,000.00	79,000.00	
Childrens Play Area, Inspect, Replace, Repair	2,500.00	6,500.00	
Drainage for stream, balancing ponds and reed beds	12,000.00	12,000.00	
Streetlighting in unadopted roadways and pathways	3,000.00	3,000.00	
Maintenance of unadopted roadways and pathways	5,000.00	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	2,500.00	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)	600.00	600.00	
Web Site Design & Maintenance	500.00	500.00	
Insurances			
Public Liability	4,600.00	5,000.00	
Public Liability Insurance excess	250.00	500.00	
LVT Legal Expenses Insurance	4,000.00	4,000.00	
Reserves and Cyclical Repairs			
Reserve Accumulation	5,000.00	10,000.00	
Professional Fees			
Health & Safety Risk Assessment	1,000.00	1,000.00	
Management Fees	56,100.00	66,000.00	
Accountancy Fees	600.00	600.00	
Printing & Postage	1,680.00	2,250.00	
Legal Fees	5,000.00	5,000.00	
Total Annual Expenditure	208,330.00	223,450.00	4,500.00
Landlord Contribution	81,830.00	79,700.00	
Total Residents Contribution	126,500.00	143,750.00	4,500.00
Annual Contribution per Property	230.00	230.00	8.47
Contribution per month	19.17	19.17	£0.71
Contribution per week	4.42	4.42	£0.16
Contribution per day	0.63	0.63	£0.02