

LABYRINTH PROPERTIES



Labyrinth Properties
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Boundary Way
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Newhall, Harlow, Essex, CM17

Statement of Estate Service Charge Expenditure for the year 1st January 2010 to 31st December 2010

		Note
Children's Play Area	£ 1,574.44	1
Street Lighting in unadopted roadways and pathways	£ 1,565.02	2
Environmental Health Control	£ 176.25	3
Health & Safety Audit	£ 998.75	4
Landscaping	£ 70,500.00	5
Roadsweeping/ Litterpicking and removal of bulk refuse	£ 2,467.56	6
Plant Replacement/ Bark mulch re-stocking	£ 1,692.00	7
Woodland Maintenance	£ 352.50	8
Maintenance/Repairs	£ 5,694.89	9
Maintenance of Unadopted Estate Roads and Pathways	£ 4,275.36	10
Management Fees	£ 41,418.75	11
Public Liability Insurance	£ 3,719.19	12
External Water Supply (Water extraction Licence)	£ 429.73	13
Reserve allowance as per budget	£ 5,000.00	14
Bank interest received	(£ 14.95)	
Total expenditure	£ 139,849.49	
Sums requested from 470 units	£ 87,941.97	
Due from Newhall Projects Ltd as per budget	£ 82,328.00	
Total income	£ 170,269.97	
General surplus for the year	£ 30,420.48	15

As Agents for Newhall Projects Ltd, we hereby certify the above is an accurate account of the Service Costs of the Estate for the accounting period ended 31st December 2010 and is fully supported by vouchers and other information

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Notes overleaf



Labyrinth Properties.
Date:8/8/2011

Note:

1. Monthly grounds maintenance of play area on St Nicholas Green. Carried out by EPS Contract Services Limited.
Repair to play area surface carried out by ARD Playgrounds for safety reasons.
2. Repairs and maintenance of street lighting in unadopted areas, to include Canopy Lane, Alba Road, Green Street, Basil Mews, Reginald Mews, Square Street, Alexandra Road, St. Nicholas Green, Ramblers Lane, Crossway.
3. Pest control visit by Attak Pest Control for treatment of wasps nests.
4. Health & Safety Risk Assessment carried out by Watson Wilde & Baker Ltd to include all open and amenity areas and unadopted roads.
5. Includes the maintenance of all hard and soft landscaped areas as illustrated on the attached plan, including all roads, the balancing pond, the reed beds, the contemporary mound and surrounding areas. Carried out by EPS Contract Services Limited.
6. Weekly litter picking and road sweeping to include all areas as listed under Note 5. Carried out by EPS Contract Services Limited.
7. Replanting in June 2010 to Ramblers Lane, Canopy Lane and Harrowbond Road. Carried out by EPS Contract Services Limited.
8. Reduce 3 dangerous trees in Gravel Pit Spring Wood overhanging the road.
9. Includes drainage clearances to unadopted roads, Harrowbond Road and Basil Mews, and repairs to railings surrounding the play area on St Nicholas Green following the Health & Safety Risk Assessment.
10. Includes Road Signage to Alba Road and Soper Square, supply of rock salt and spreader, and installation of dog waste bins throughout key areas of Newhall following residents' feedback.
11. The annual fee payable to Labyrinth Properties for managing Newhall Estate and to ensure compliance with Estate regulations for the development. The fees are inclusive of VAT at 17.5%, and based on 470 units.
12. 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.
13. Water hydrant licence fee charged by Veolia Water for watering all soft landscaped areas and planting during the summer months.
14. Amount set aside to fund the cost of future capital expenditure as per budget.
15. Difference between sums requested based on budget and actual expenditure for the year.