

**NEWHALL PROJECTS LIMITED**

**ESTIMATE OF ANNUAL SERVICE CHARGE EXPENDITURE  
FOR YEAR ENDING  
31 DECEMBER 2017**

<h1>Newhall Estate</h1>				
Heads of Expenditure	Estimated Service Charge 2017		Projected Service Charge Cost Total 2016	
	3	Second Schedule for Split contributions (excludes Barratt properties)	3	Second Schedule for Split contributions (excludes Barratt properties)
Number of Office Units	1		1	
Number of Retail Units	950	800	All Properties	
Residential Units				
<b>Services and Maintenance</b>				
Landscape Maintenance	£ 118,500.00		£ 80,000.00	
Children's Play Area, Inspect, Replace, Repair	£ 3,000.00		£ 1,000.00	
Drainage for stream, balancing ponds and reed beds	£ 12,000.00		£ 5,650.00	
Street lighting in unadopted roadways and pathways	£ 4,000.00		£ 3,500.00	
Maintenance of unadopted roadways and pathways	£ 10,000.00		£ 7,500.00	
General Maintenance/Repairs	£ 25,400.00		£ 18,000.00	
Maintenance of Communal TV & Satellite Distribution Service		£ 7,500.00		£ 6,200.00
External Water Supply (Extraction Licence)	£ 1,000.00		£ 600.00	
Web Site Design & Maintenance	£ 5,500.00		£ 5,076.00	
<b>Insurances</b>				
Public Liability Insurance	£ 6,500.00		£ 3,850.00	
Legal Expenses and D&O Insurance	£ 8,000.00		£ 6,000.00	
<b>Reserves and Cyclical Repairs</b>				
Reserve Accumulation	£ 15,000.00		£ 10,000.00	
<b>Sundries</b>				
Printing & Postage	£ 2,150.00		£ -	
<b>Professional Fees</b>				
Health & Safety Risk Assessment Accumulation	£ 1,500.00		£ 1,500.00	
Management Fees based of a fixed fee of £85.00 per dwelling plus VAT	£ 81,600.00		£ 81,600.00	
Accountancy Fees	£ 850.00		£ 850.00	
Legal Fees Contingency	£ 5,000.00		£ 150.00	
<b>Total Annual Expenditure</b>	<b>£ 300,000.00</b>	<b>£ 7,500.00</b>	<b>£ 225,276.00</b>	<b>£ 6,200.00</b>
<b>Newhall Projects Contribution</b>	<b>£ 45,440.00</b>		<b>£ 85,650.00</b>	
<b>Total Residents Contribution</b>	<b>£ 254,560.00</b>	<b>£ 7,500.00</b>	<b>£ 161,492.00</b>	<b>£ 6,200.00</b>
Annual Contribution per Property	£ 267.95	£ 9.37	£ 201.86	£ 7.24
Contribution per month	£ 22.33	£ 0.78	£ 16.82	£ 0.60
Contribution per week	£ 5.58	£ 0.19	£ 4.20	£ 0.14
Contribution per day	£ 0.79	£ 0.02	£ 0.60	£ 0.02

Phase 1 = 578 homes  
Phase 2 Land Parcels with Planning permission  
Linden Homes - 145  
Bellway Homes - 74  
**Total based on 950 homes for inclusion in 2017 Service Charge Budget**  
Next Land Parcel - 300 - 2017-2019 projection not included in the figures above