

Newhall Estate				
		Estimated Service Charge 2023		Estimated Service Charge 2022
Heads of Expenditure				
Number of Commercial Units	1		6	
Number of Retail Units	6		1	
Residential Units	1484		1420	1181
Total Number of Units	1491	1245	1427	
		Second Schedule for Split contributions - TV System : Phase I, The Edge and Base Residents only		Second Schedule for Split contributions - TV System : Phase I, The Edge and Base Residents only
Services and Maintenance				
Estate Manager	39,000		36,000.00	
Landscape Maintenance	265,000		235,000.00	
Children's Play Area, Inspect, Replace, Repair	2000		2,000.00	
Drainage for stream, balancing ponds and reed beds to include silt removal	500		4,000.00	
Street lighting in unadopted roadways and pathways	2000		2,000.00	
Maintenance of unadopted roadways and pathways	2000		2,000.00	
General Maintenance/Repairs	20,000		17,640.00	
Environmental Health Control	1000		1,600.00	
Maintenance of Communal TV & Satellite Distribution Service		10000		10,000.00
Web Site annual fee & Maintenance	500		500.00	
Insurances				
Public Liability Insurance	4143		4,425.00	
Legal Expenses and D&O Insurance	3591		3,360.00	
Reserves and Cyclical Repairs				
Reserve Accumulation	40000		61214	
Sundries				
Printing & Postage	1075		1,075.00	
Professional Fees				
Health & Safety Risk Assessment Accumulation	1000		1,000.00	
Management Fee based on £75.00 per dwelling plus VAT	128,430		121,590.00	
Accountancy Fees	900		900.00	
Lease Fees Contingency	2500		1,500.00	
Planting Contingency	1,000		0.00	
Total Annual Expenditure	£ 514,639.00	£ 10,000.00	£ 495,804.00	£ 10,947.00
Newhall Projects Contribution (subject to requirement)	30,000		40,000.00	
Total Residents Contribution	£ 484,639.00	£ 10,000.00	£ 455,804.00	£ 10,947.00
Annual Contribution per Property	325.04	8.03	319.41	9.27
Contribution per month	27.09	0.67	26.62	0.77
Contribution per week	6.25		6.14	0.18
Contribution per day	0.89		0.88	0.03
Reserve Fund Total at 31/12/2021 = £270,699.90				
Phase 1 = 578 homes				
Phase 2 Land Parcels with Planning permission				
Linden Homes - 328				
Bellway Homes - 239				
Countryside - Base - 339				
Stonebond - 38 expected completion dates TBC				
Total based on 1484 homes for inclusion in 2023 Service Charge Budget				
* Countryside's sales forecast for 2023 is 68 completions to the end of 2023 (December). There were 64 completions for 2022.				
Completion monies as and when received will be credited to the overall fund				