

**NEWHALL PROJECTS LIMITED**

**ESTIMATE OF ANNUAL SERVICE CHARGE EXPENDITURE  
FOR YEAR ENDING  
31 DECEMBER 2016**

# Newhall Estate

Holds of Expenditure	Estimated Service Charge 2016		Projected Service Charge Costs Total 2015	
	3	Second Schedule for Split contributions (excludes Barratt properties)	3	Second Schedule for Split contributions (excludes Barratt properties)
	1		1	
	800		625	
	All Properties		All Properties	
<b>Services and Maintenance</b>				
Landscaping	£ 98,000.00		£ 84,000.00	
Children's Play Area, Inspect, Replace, Repair	£ 1,300.00		£ 1,000.00	
Drainage for stream, balancing ponds and reed beds	£ 12,000.00		£ 12,000.00	
Street lighting in unadopted roadways and pathways	£ 4,000.00		£ 3,000.00	
Maintenance of unadopted roadways and pathways	£ 10,000.00		£ 16,000.00	
Environmental Health Control	£ 750.00		£ 150.00	
Road sweeping/Litter picking and Removal of bulk refuse	£ 6,000.00		£ 3,000.00	
Tree guard Repair/Replacement	£ 3,000.00		£ 3,000.00	
Plant Replacement/Bark mulch restocking to communal areas	£ 5,000.00		£ 4,500.00	
Woodland Maintenance	£ 7,000.00		£ 5,500.00	
Minor Maintenance/Repairs	£ 15,000.00		£ 11,000.00	
Maintenance of Communal TV & Satellite Distribution Service		£ 4,500.00		£ 4,500.00
External Water Supply (Extraction Licence)	£ 1,000.00		£ 750.00	
Web Site Design & Maintenance	£ 1,000.00		£ 1,000.00	
<b>Insurances</b>				
Public Liability	£ 6,000.00		£ 4,600.00	
Public Liability Insurance excess	£ 500.00		£ 250.00	
LVT Legal Expenses Insurance	£ 6,000.00		£ 5,120.00	
<b>Reserves and Cyclical Repairs</b>				
Reserve Accumulation	£ 10,000.00		£ 5,000.00	
<b>Professional Fees</b>				
Health & Safety Risk Assessment Accumulation	£ 1,500.00		£ 1,000.00	
Management Fees based of a fixed fee of £85.00 per dwelling plus VAT	£ 81,600.00		£ 56,100.00	
Accountancy Fees	£ 850.00		£ 600.00	
Printing & Postage	£ 2,150.00		£ 1,680.00	
Legal Fees Contingency	£ 5,000.00		£ 950.00	
<b>Total Annual Expenditure</b>	<b>£ 277,650.00</b>	<b>4,500.00</b>	<b>£ 220,200.00</b>	<b>£ 4,500.00</b>
<b>Newhall Projects Contribution</b>	<b>£ 85,650.00</b>		<b>£ 76,880.00</b>	
<b>Total Residents Contribution</b>	<b>£ 192,000.00</b>	<b>4,500.00</b>	<b>£ 143,750.00</b>	<b>£ 4,500.00</b>
Annual Contribution per Property	£ 240.00	6.37	£ 230.00	£ 6.37
Contribution per month	£ 20.00	£0.53	£ 19.17	£ 0.53
Contribution per week	£ 4.62	£0.12	£ 4.42	£ 0.12
Contribution per day	£ 0.66	£0.02	£ 0.63	£ 0.02

Phase 1 = 578 homes

Phase 2 Land Parcels with Planning permission

Linden Homes - 145

Bellway Homes - 74

**Total based on 800 homes for inclusion in 2016 Service Charge Budget**

Next Land Parcel - 300 - 2017-2019 projection not included in the figures above