

NEWHALL PROJECTS LIMITED
ESTIMATE OF ANNUAL SERVICE CHARGE EXPENDITURE
FOR YEAR ENDING
31 DECEMBER 2020

Newhall Estate

	Estimated Service Charge 2020		Estimated Service Charge 2019		Notes	
Heads of Expenditure						
Number of Commercial Units	1		3			
Number of Retail Units	1		1			
Residential Units	1145		1145			
		Second Schedule for Split contributions (excludes Barratt properties.)	Third Schedule for Split contributions - TV System : The Edge Residents only)	Second Schedule for Split contributions (excludes Barratt properties.)	Third Schedule for Split contributions - TV System (The Edge Residents only)	
Services and Maintenance						
Estate Manager	36,000.00		36,000.00			We are in discussions with the Shadow Board building the optimum Job Description so we recruit a person, or persons, who will deliver precisely what Newhall needs from this role - please refer to our December newsletter for further information.
Landscape Maintenance	154,000.00		145,000.00			This Contract is being re-tendered for 2020. Provision estimated in line with current costs.
Children's Play Area, Inspect, Replace, Repair	2,000.00		3,000.00			In light of historic costs, this provision has been reduced by £1k.
Drainage for stream, balancing ponds and reed beds to include silt removal	9,200.00		9,200.00			As 2019 provision
Street lighting in unadopted roadways and pathways	2,000.00		2,000.00			As 2019 provision
Maintenance of unadopted roadways and pathways	3,000.00		5,000.00			In light of historic costs, this provision has been reduced by £2k.
General Maintenance/Repairs	20,000.00		15,000.00			It is always difficult to forecast how much might be spent on this item. The Newhall Residents Association Shadow Board proposed/agreed an increase of £5k. Any surplus funds at the year end will be credited to the Estate reserves.
Environmental Health Control	1,140.00		675.00			Provision made in line with actual costs which includes a pest control contract.
Maintenance of Communal TV & Satellite Distribution Service		3,000.00	5,000.00	3,000.00	4,200.00	As residents of The Edge will know, in deference to keeping costs down, SHW took over management of the Estate TV system. The provision of £3,000 will be shared across those residents only.
Web Site Design & Maintenance	500.00		500.00			As 2019 provision
Insurances						
Public Liability Insurance	3,565.00		3,400.00			There is a small uplift here in line with actual renewal premium for 2019/20.
Legal Expenses and D&O Insurance	2,400.00		775.00			This provision has been reduced in line with actual/historic costs.
Reserves and Cyclical Repairs						
Reserve Accumulation	61,357.00		50,000.00			NRAL Shadow Board proposed/agreed an uplift here to make more prudent provision against this item.
Sundries						
Printing & Postage	2,150.00		2,150.00			As 2019
Professional Fees						
Health & Safety Risk Assessment Accumulation	1,000.00		1,500.00			Small reduced has been made to reflect actual/historic charges..
Management Fees based on (reduced) fixed fee of £80.00 per dwelling plus VAT	112,320.00		109,920.00			AS 2019 - SHW fee remains at £80, plus VAT, per property per annum.
Accountancy Fees	900.00		900.00			AS 2019 provision
Legal Fees Contingency	1,500.00		1,500.00			As 2019 provision
Total Annual Expenditure	£ 413,032.00	£ 3,000.00	£ 4,200.00	£ 386,520.00	£ 3,000.00	£ 4,200.00
Newhall Projects Contribution	50,000.00			50,000.00		
Total Residents Contribution	£ 363,032.00	£ 3,000.00	£ 4,200.00	£ 336,520.00	£ 3,000.00	£ 4,200.00
Annual Contribution per Property	310.28	2.85	15.24	293.90	2.85	12.80
Contribution per month	25.86	0.24	1.27	24.49	0.24	1.07
Contribution per week	5.97	0.05	0.29	5.65	0.05	0.25
Contribution per day	0.85	0.01	0.04	0.81	0.01	0.04
Phase 1 = 578 homes Phase 2 Land Parcels with Planning permission Linden Homes - 328 Bellway Homes - 239 Countryside - Base : 25 completions registered to date Total based on 1170 homes for inclusion in 2020 Service Charge Budget						

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