

**NEWHALL PROJECTS LIMITED**  
**ESTIMATE OF ANNUAL SERVICE CHARGE EXPENDITURE**  
**FOR YEAR ENDING**  
**31 DECEMBER 2019**

Newhall Estate					
	Estimated Service Charge 2019		Estimated Service Charge 2018		
<b>Heads of Expenditure</b>	<b>3</b>		<b>3</b>		
<b>Number of Office Units</b>	<b>1</b>		<b>1</b>		
<b>Number of Retail Units</b>					
<b>Residential Units</b>	<b>1145</b>		<b>1048</b>		
		<b>Second Schedule for Split contributions (excludes Barratt properties,)</b>		<b>Second Schedule for Split contributions (excludes Barratt properties,)</b>	
<b>Services and Maintenance</b>					
Estate Manager	36,000.00		30,000.00		
Landscape Maintenance	145,000.00		130,000.00		
Children's Play Area, Inspect, Replace, Repair	3,000.00		3,000.00		
Drainage for stream, balancing ponds and reed beds to include silt removal	9,200.00		7,200.00		
Street lighting in unadopted roadways and pathways	2,000.00		2,000.00		
Maintenance of unadopted roadways and pathways	5,000.00		7,500.00		
General Maintenance/Repairs	15,000.00		15,000.00		
Environmental Health Control	675.00		675.00		
Maintenance of Communal TV & Satellite Distribution Service		3,000.00		3,000.00	
External Water Supply (Extraction Licence)	0.00		0.00		
Web Site Design & Maintenance	500.00		1,750.00		
<b>Insurances</b>					
Public Liability Insurance	3,400.00		3,250.00		
Legal Expenses and D&O Insurance	775.00		775.00		
<b>Reserves and Cyclical Repairs</b>					
Reserve Accumulation	50,000.00		50,000.00		
<b>Sundries</b>					
Printing & Postage	2,150.00		2,150.00		
<b>Professional Fees</b>					
Health & Safety Risk Assessment Accumulation	1,500.00		1,500.00		
Management Fees based on (reduced) fixed fee of £80.00 per dwelling plus VAT	109,920.00		106,896.00		
Accountancy Fees	900.00		900.00		
Legal Fees Contingency	1,500.00		1,500.00		
<b>Total Annual Expenditure</b>	£ 386,520.00	£ 3,000.00	£ 364,096.00	£ 3,000.00	
<b>Newhall Projects Contribution</b>	50,000.00		43,000.00		
<b>Total Residents Contribution</b>	£ 336,520.00	£ 3,000.00	£ 321,096.00	£ 3,000.00	
Annual Contribution per Property	293.90	2.85	306.39	3.14	
Contribution per month	24.49	0.24	25.53	0.26	
Contribution per week	5.65	0.05	5.89	0.06	
Contribution per day	0.81	0.01	0.84	0.01	
Phase 1 = 578 homes					
Phase 2 Land Parcels with Planning permission					
Linden Homes - 328			0.095		
Bellway Homes - 239					
<b>Total based on 1145 homes for inclusion in 2019 Service Charge Budget</b>					