

NEWHALL PROJECTS LIMITED

**ESTIMATE OF ANNUAL SERVICE CHARGE EXPENDITURE
FOR YEAR ENDING
31 DECEMBER 2018**

Newhall Estate

	Estimated Service Charge 2018		Estimated Service Charge 2017		Projected Service Charge Cost Total 2016		
Heads of Expenditure	3		3		3		
Number of Office Units	1		1		1		
Number of Retail Units	1048		950		800		
Residential Units		Second Schedule for Split contributions (excludes Barratt properties.)		Second Schedule for Split contributions (excludes Barratt properties)	All	Properties	Second Schedule for Split contributions (excludes Barratt properties)
Services and Maintenance							
Estate Manager	30,000.00						
Landscape Maintenance	130,000.00		£ 118,500.00		£ 80,000.00		
Children's Play Area, Inspect, Replace, Repair	3,000.00		£ 3,000.00		£ 1,000.00		
Drainage for stream, balancing ponds and reed beds	7,200.00		£ 12,000.00		£ 5,650.00		
Street lighting in unadopted roadways and pathways	2,000.00		£ 4,000.00		£ 3,500.00		
Maintenance of unadopted roadways and pathways	7,500.00		£ 10,000.00		£ 7,500.00		
General Maintenance/Repairs	15,000.00		£ 25,400.00		£ 18,000.00		
Environmental Health Control	675.00	3,000.00					
Maintenance of Communal TV & Satellite Distribution Service				£ 7,500.00			£ 6,200.00
External Water Supply (Extraction Licence)	0.00		£ 1,000.00		£ 600.00		
Web Site Design & Maintenance	1,750.00		£ 5,500.00		£ 5,076.00		
Insurances							
Public Liability Insurance	3,250.00		£ 6,500.00		£ 3,850.00		
Legal Expenses and D&O Insurance	775.00		£ 8,000.00		£ 6,000.00		
Reserves and Cyclical Repairs							
Reserve Accumulation	50,000.00		£ 15,000.00		£ 10,000.00		
Sundries							
Printing & Postage	2,150.00		£ 2,150.00		£ -		
Professional Fees							
Health & Safety Risk Assessment Accumulation	1,500.00		£ 1,500.00		£ 1,500.00		
Management Fees based of a fixed fee of £85.00 per dwelling plus VAT	106,896.00		£ 81,600.00		£ 81,600.00		
Accountancy Fees	900.00		£ 850.00		£ 850.00		
Legal Fees Contingency	1,500.00		£ 5,000.00		£ 150.00		
Total Annual Expenditure	£ 364,096.00	£ 3,000.00	£ 300,000.00	£ 7,500.00	£ 225,276.00		£ 6,200.00
Newhall Projects Contribution	43,000.00		£ 45,440.00		£ 85,650.00		
Total Residents Contribution	£ 321,096.00	£ 3,000.00	£ 254,560.00	£ 7,500.00	£ 161,492.00		£ 6,200.00
Annual Contribution per Property	306.39	3.14	£ 267.95	£ 9.37	£ 201.86		£ 7.24
Contribution per month	25.53	0.26	£ 22.33	£ 0.78	£ 16.82		£ 0.60
Contribution per week	5.89	0.06	£ 5.58	£ 0.19	£ 4.20		£ 0.14
Contribution per day	0.84	0.01	£ 0.79	£ 0.02	£ 0.60		£ 0.02
Phase 1 = 578 homes Phase 2 Land Parcels with Planning permission Linden Homes - 229 Bellway Homes - 74 + 89 (+further 78 during 2018) Total based on 1048 homes for inclusion in 2018 Service Charge Budget							