

NEWHALL PROJECTS LIMITED

**ESTIMATE OF ANNUAL SERVICE CHARGE EXPENDITURE
FOR YEAR ENDING
31 DECEMBER 2022**

Newhall Estate

		Estimated Service Charge 2022		Estimated Service Charge 2021	Notes
Heads of Expenditure					
Number of Commercial Units	1		6		
Number of Retail Units	6		1		
Residential Units	1420		1351	1079	
Total Number of Units	1427	1181	1358		
		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	36,000		36,000.00		The salary for your Estate Supervisor has been increased but this is being absorbed from SHW's Management Fee.
Landscape Maintenance	235,000		215,000.00		Estimated costs for 2021 are £213K. Additional areas of Base will be handed over during 2022 and although there will be an increase in the number of home owners contributing, this may not net off the uplift in charges. The contract will be re-tendered in 2022 so that may achieve more competitive rates. For the purposes of the 2022 budget, the provision has been increased to £235K.
Children's Play Area, Inspect, Replace, Repair	2000		2,000.00		This covers the required annual inspections and makes a small provision for minor repairs. It is understood that we will need to replace at least one piece of equipment (New Pond Street) but that will be a capital expenditure ie reserve fund item
Drainage for stream, balancing ponds and reed beds to include silt removal	4000		9,200.00		No major works are anticipated to be required during 2022 so provision reduced accordingly.
Street lighting in unadopted roadways and pathways	2000		2,000.00		A nominal provision for street light repairs has been made as the majority of these are either developer or local authority responsibility. There is electricity charges for the lights on St Nicholas Green included for in this item.

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Maintenance of unadopted roadways and pathways	2000	3,000.00	A nominal provision has been made in line with historic costs.
General Maintenance/Repairs	17,640	20,000.00	It is impossible to forecast how much might be spent on this item. YTD costs are £10K but cost for 2020 were £19,800. Provision left as 2021 level
Environmental Health Control	1600	1,600.00	As 2021 provision
Maintenance of Communal TV & Satellite Distribution Service		10,000.00	As 2021 provision
Web Site annual fee & Maintenance	500	500.00	The majority of updates are being dealt with in-house so this small provision allows for ad hoc support costs, web hosting fee, etc.
Insurances			
Public Liability Insurance	4425	3,565.00	There is an uplift here in line with actual renewal premium for 2021/22. Brokers undertook a market research exercise to obtain best terms.
Legal Expenses and D&O Insurance	3360	2,400.00	There is an uplift here in line with actual renewal premium for 2021/22. Brokers undertook a market research exercise to obtain best terms.
Reserves and Cyclical Repairs			
Reserve Accumulation	61214	61,357.00	Retained in line with 2021 provision
Sundries			
Printing & Postage	1075	2,150.00	Reduced by 50% as plan to move over to e-billing/e-communications in 2022
Professional Fees			
Health & Safety Risk Assessment Accumulation	1000	1,000.00	As 2021 provision
Management Fee based on £75.00 per dwelling plus VAT but agreed to freeze at 2021 rate	121,590	121,590.00	At the 2021 rate of £75 per unit, there now being 1427 completed units, it would mean SHW's fee for 2022 would be £107,025, plus VAT (£128,430). However, SHW have agreed to freeze its fee for 2022 and will charge the same as 2021. In addition, SHW will absorb the Estate Amenities Supervisor's 2022 increase within this fee.
Accountancy Fees	900	900.00	As 2021 provision

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Legal Fees Contingency		1500			1,500.00		As 2021 provision		
Total Annual Expenditure	£	495,804.00	£	10,947.00	£	483,762.00	£	10,000.00	NHP continue to make a generous contribution towards the estate service charge but it is planned that this will reduce year on year
Newhall Projects Contribution		40,000				50,000.00			
Total Residents Contribution	£	455,804.00	£	10,947.00	£	433,762.00	£	10,000.00	No increase to overall annual charge for 2022.
Annual Contribution per Property		319.41		9.27		319.41		9.27	
Contribution per month		26.62		0.77		26.62		0.77	
Contribution per week		6.14				6.14		0.18	
Contribution per day		0.88				0.88		0.03	

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No increase to overall annual charge for 2022.

Phase 1 = 578 homes
Phase 2 Land Parcels with Planning permission
Linden Homes - 328
Bellway Homes - 239
Countryside - Base : 275
Stonebond - Unit numbers & expected completion dates TBC
Total based on 1420 homes for inclusion in 2022 Service Charge Budget

* Countryside's sales forecast for 2022 is +92 units but these will complete across the whole 12 months so have not been included for the purpose of the 2022 budget. Completion monies as and when received will be credited to the overall fund