



## STATEMENT OF EXPENDITURE YEAR ENDING 31st DECEMBER 2017

Heads of Expenditure	Budget Estimate 2017	Actual Expenditure 2017	Notes of Explanation relates to ACTUAL expenditure for 2017
Estate Landscape Maintenance	£118,500.00	£90,335.34	The expenditure incurred for landscape maintenance of the estate amenity land, including unadopted roads, balancing ponds, beds, front gardens (where applicable) etc under an agreed specification/contract with D Honour. This figure for 2017 includes soil testing, replacing tree on The Chase, installation of extra bins, additional planting, etc.
Children's Play Area, Inspect, Replace, Repair	£3,000.00	£3,373.00	Maintenance of the play areas on St Nicholas Green and New Pond Street, plus cost of statutory inspections. Expenditure for 2017 includes various repairs to pieces of play equipment (replacing rope on climbing frame) and repairs to top section of slides undertaken by HAGS and Glendoagh Contracts Ltd respectively.
Drainage for stream, balancing ponds and reed beds	£12,000.00	£12,000.00	Although considerable funds were expended on specialist work to the reed beds, the majority of the expenditure was absorbed through the Reserve accumulation fund
Streetlighting in unadopted roadways and pathways	£4,000.00	£5,255.51	Repairs and maintenance of the street lighting to unadopted roads and accessways. Works completed by Frontline Electrical Ltd include night time inspections to determine where repairs are required, producing report on findings and subsequent provision of safe access, labour and materials to effect repairs.
Road and Path maintenance	£10,000.00	£0.00	There were no items of expenditure under this heading during 2017
General Repairs and Maintenance	£25,400.00	£5,847.50	This relates to expenditure for various maintenance works to include repairs to manhole cover, replacing knee rail in various areas, new dog waste bin, installation of new farm gate, signage, etc.
External Water Supply	£1,000.00	£600.00	There is no external estate water supply and therefore no expenditure has been incurred under this heading.
Web Site Design & Maintenance	£5,500.00	£3,825.00	This allows for dedicated Web Site Administrator (2017 is the last year where we will be paying a monthly fee as we have negotiated to pay the Administrator for ad hoc work on an agreed basis)
<b>Insurances</b>			
Public Liability Insurance and Policy Excess	£6,500.00	£3,267.00	Insurance policy to cover risks relating to Estate open areas, including play areas, ponds, gravel pits, woodlands, street furniture, unadopted roads and pathways. Includes Policy claim excess contingency.
Legal Expenses Insurance	£8,000.00	£8,512.00	Costs for insurance policy for defending court action in the event of a claim against Newhall Residents Association
<b>Reserves and Cyclical Repairs</b>			
Reserve Accumulation	£15,000.00	£15,000.00	Annual Contribution to a fund for major works, replacement of equipment to the Estate areas.
<b>Professional Fees</b>			
Health & Safety Risk Assessment	£1,500.00	£1,000.00	No expenditure was incurred under this heading for 2017
Management Fees	£81,600.00	£81,600.00	The annual fee, paid to Stiles Harold Williams, managing agents for the Newhall Estate. The fee includes Vat and is based on a fixed fee per dwelling.
Accountancy Fees	£850.00	£850.00	Fee for reconciliation and certification of the Newhall Estate Statement of Expenditure.
Printing & Postage	£2,150.00	£2,150.00	Printing, Postage and disbursements for communications with residents at Newhall Estate.
Legal Fees	£5,000.00	£2,806.60	Costs for solicitors appointed for non-recoverable service charge debt recovery fees.
<b>Schedule 2</b>			
Maintenance of Communal TV & Satellite Distribution Service	£7,500.00	£8,610.00	This is the annual cost for TV Maintenances and repairs (Excludes Barratt Homes on
<b>Total Annual Expenditure</b>	<b>£307,500.00</b>	<b>£236,218.75</b>	
<b>Contributions Paid for the Period</b>			
<b>Landlord Contribution</b>	<b>£49,513.75</b>	<b>£49,513.75</b>	
<b>Total Residents Contribution</b>	<b>£257,986.25</b>	<b>£257,986.25</b>	
Bank Interest		£116.68	
General Surplus for the Period		<b>£71,164.57</b>	<b>Transferred to Reserve Fund</b>

The above details the Expenditure incurred during the period January 2017 - 31st December 2017. In accordance with best practice, accruals for expenditure for which invoice is received from the service provider is included in the figures above. Prepayments made in the period are included where Expenditure, such as the annual Insurance Premium is made in advance. Should you have any questions or comments, please contact us at [newhallresidents.co.uk](mailto:newhallresidents.co.uk). or Stiles Harold Williams on 0207 020 7389 1507 or by E-mail to Michelle Gallagher, Senior Property Manager, ([mgallagher@shw.co.uk](mailto:mgallagher@shw.co.uk)) or Laura Ritchie, Assistant Property Manager ([lritchie@shw.co.uk](mailto:lritchie@shw.co.uk))