

Newhall Estate

Heads of Expenditure	Estimated Service Charge 2024		Estimated Service Charge 2023		Estimated Service Charge 2022	
	First Schedule for all units, including residential and commercial	Second Schedule for Split contributions - TV System : Phase I, The Edge and Base Residents only	First Schedule for all units, including residential and commercial	Second Schedule for Split contributions - TV System : Phase I, The Edge and Base Residents only	First Schedule for all units, including residential and commercial	Second Schedule for Split contributions - TV System : Phase I, The Edge and Base Residents only
Services and Maintenance						
Estate Manager & Associated Fees	£ 44,000.00		£ 39,000.00		£ 36,000.00	
Landscape Maintenance	£ 335,000.00		£ 265,000.00		£ 235,000.00	
Tree Survey & Works	£ 2,500.00		£ -		£ -	
Children's Play Area, Inspect, Replace, Repair	£ 1,500.00		£ 2,000.00		£ 2,000.00	
Drainage for stream, balancing ponds and reed beds to include silt removal	£ 500.00		£ 500.00		£ 4,000.00	
Street lighting in unadopted roadways and pathways	£ 1,000.00		£ 2,000.00		£ 2,000.00	
Maintenance of unadopted roadways and pathways	£ 1,500.00		£ 2,000.00		£ 2,000.00	
General Maintenance/Repairs	£ 22,500.00		£ 20,000.00		£ 17,640.00	
Environmental Health Control	£ 8,640.00		£ 1,000.00		£ 1,600.00	
Maintenance of Communal TV & Satellite Distribution Service		£ 12,500.00		£ 10,000.00		£ 10,000.00
Web Site annual fee, IT costs & maintenance	£ 500.00		£ 500.00		£ 500.00	
Insurances						
Public Liability Insurance	£ 5,035.00		£ 4,143.00		£ 4,425.00	
Legal Expenses and D&O Insurance	£ 3,770.00		£ 3,591.00		£ 3,360.00	
Reserves and Cyclical Repairs						
Reserve Accumulation	£ 5,000.00		£ 40,000.00		£ 61,214.00	
Sundries						
Printing & Postage	£ 2,150.00		£ 1,075.00		£ 1,075.00	
Additional Sundries	£ 4,000.00		£ -		£ -	
Professional Fees						
Health & Safety Risk Assessment	£ 1,000.00		£ 1,000.00		£ 1,000.00	
Management Fees	£ 130,230.00		£ 128,430.00		£ 121,590.00	
Accountancy Fees	£ 900.00		£ 900.00		£ 900.00	
Legal & Professional Fees Contingency	£ 2,500.00		£ 2,500.00		£ 1,500.00	
Planting Contingency	£ 1,000.00		£ 1,000.00		£ -	
Total Annual Expenditure	£ 573,225.00	£ 12,500.00	£ 514,639.00	£ 10,000.00	£ 495,804.00	£ 10,947.00
Newhall Projects Contribution	£ 20,000.00		£ 30,000.00		£ 40,000.00	
Total Residents Association Contribution	£ 553,225.00	£ 12,500.00	£ 484,639.00	£ 10,000.00	£ 455,804.00	£ 10,947.00
Annual Contribution per Property	£ 382.33	£ 10.36	£ 325.04	£ 8.03	£ 319.41	£ 9.27
Contribution per month	£ 31.86	£ 0.86	£ 27.09	£ 0.67	£ 26.62	£ 0.77
Contribution per week	£ 7.35	£ 0.20	£ 6.25	£ 0.15	£ 6.14	£ 0.18
Contribution per day	£ 1.05	£ 0.03	£ 0.89	£ 0.02	£ 0.88	£ 0.03
Increase over previous year	17.62%		1.76%		-	