

NEWHALL PROJECTS LIMITED

ESTIMATE OF ANNUAL SERVICE CHARGE EXPENDITURE
FOR YEAR ENDING
31 DECEMBER 2019

<h1>Newhall Estate</h1>					
Heads of Expenditure	Estimated Service Charge 2019		Estimated Service Charge 2018		
Number of Office Units	3			3	
Number of Retail Units	1			1	
Residential Units	1145			1048	
			Second Schedule for Split contributions (excludes Barratt properties,)		Second Schedule for Split contributions (excludes Barratt properties,)
Services and Maintenance					
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	
Insurances					
Public Liability Insurance	3,400.00			3,250.00	
Legal Expenses and D&O Insurance	775.00			775.00	
Reserves and Cyclical Repairs					
Reserve Accumulation	50,000.00			50,000.00	
Sundries					
Printing & Postage	2,150.00			2,150.00	
Professional Fees					
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	
Total Annual Expenditure	£ 386,520.00	£ 3,000.00		£ 364,096.00	£ 3,000.00
Newhall Projects Contribution	50,000.00			43,000.00	
Total Residents Contribution	£ 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					
Total based on 1145 homes for inclusion in 2019 Service Charge Budget					