

SERVICE CHARGE BUDGET - DRAFT

PROPERTY: KINGSBRIDGE HOUSE,
130 MARSH ROAD, PINNER

DATE: 01.07.17 to 30.06.18



020 8866 0001

CATEGORY	Schedule 1 Building	Schedule 2 Lift
INSURANCE		
Buildings Insurance	£3,915.00	
Director & Officers Insurance	£420.00	
Engineering Insurance	£355	£355.00
TOTAL INSURANCE	£4,690.00	£355.00
GARDEN MAINTENANCE		
Garden Contract	£650.00	
Tree Pruning	£0.00	
TOTAL GARDEN MAINTENANCE	£650.00	
CLEANING		
Common Parts	£3,370.00	
TOTAL CLEANING	£3,370.00	
GENERAL MAINTENANCE		
Exterior Lighting	£300.00	
Electric Gate Maintenance Contract	£0.00	
Entry Phone Maintenance	£500.00	
Aerial and satellite system	£200.00	
Lift Maintenance Contract		£750.00
Lift Telephone Line Rental		£300.00
General Maintenance	£0.00	
TOTAL GENERAL MAINTENANCE	£1,000.00	£1,050.00
WINDOW CLEANING		
All external windows per clean £222 per clean x 6	£1,332.00	
Common Areas per clean	£127.00	
TOTAL WINDOW CLEANING	£1,459.00	-
HEALTH & SAFETY		
Fire Risk Assessment	£350.00	
Emergency Light Testing	£0.00	
General Risk Assessment	£350.00	
Smoke Alarm Maintenance	£0.00	
Asbestos Survey (all properties built before 2000)	£0.00	
TOTAL HEALTH & SAFETY	£700.00	
WATER RATES		
Water Rates for Common Parts	£273.00	
TOTAL WATER RATES	£273.00	
ELECTRICITY CONSUMPTION		
Common Parts	£1,000.00	
TOTAL ELECTRICITY CONSUMPTION	£1,000.00	
ACCOUNTS		
	£550.00	
TOTAL ACCOUNTS	£550.00	
STATUTORY EXPENDITURE		
Companies' House fee	£72.00	
TOTAL STATUTORY EXPENDITURE	£72.00	
MANAGEMENT FEE		
David Charles Property Consultants Limited	£4,800.00	
TOTAL MANAGEMENT FEE	£4,800.00	
BANK CHARGES		
TOTAL BANK CHARGES	£0.00	
TOTAL EXPENDITURE EXCLUDING SINKING FUND	£18,564.00	
SINKING FUND		
Lift replacement		£1,000.00
Decoration of common parts every 5 years	£2,500.00	
TOTAL SINKING FUND	£2,500.00	

TOTAL SERVICE CHARGE	£21,064.00	£2,405.00
TOTAL SERVICE CHARGE PER FLAT	See apportionment tab	