

ADELPHI WHARF PHASE 2 - SERVICE CHARGE BUDGET



SERVICE CHARGE ELEMENTS	ANNUAL COST	Notes	Studio	1 Bed Apt	2 Bed Apt	3 Bed Apt
Communal Electricity Usage (Heat/Light)	£13,000.00	Covers the cost of heating and lighting the internal communal areas of the property	£72.80	£72.80	£83.20	£93.60
Communal Water (Grounds/Cleaning)	£1,000.00	Water supply and usage for communal cleaning	£5.60	£5.60	£6.40	£7.20
Caretaker and Maintenance	£26,080.00	Provision of a caretaker and materials for repairs to common areas/building fabric/exterior/grounds	£146.05	£146.05	£166.91	£187.78
Buildings Insurance	£11,000.00	Annual buildings insurance premium	£61.60	£61.60	£70.40	£79.20
Lift Servicing/Inspections	£2,000.00	Annual service and maintenance contract	£11.20	£11.20	£12.80	£14.40
Lift Maintenance and Redcare	£3,500.00	Estimated repair costs for the lifts provided	£19.60	£19.60	£22.40	£25.20
Extraction System Maintenance	£1,200.00	Testing and servicing of extraction system	£6.72	£6.72	£7.68	£8.64
External Lighting	£4,000.00	Energy costs and re-lamping cost of exterior lighting	£22.40	£22.40	£25.60	£28.80
Fire Fighting Equipment	£800.00	Testing/servicing and replacement of common area fire extinguishers to regulations	£4.48	£4.48	£5.12	£5.76
Smoke Vent Testing	£1,200.00	Regular testing and maintenance of the buildings smoke vents to comply with current regulations	£6.72	£6.72	£7.68	£8.64
CCTV Maintenance and Repairs	£1,200.00	Regular maintenance and reactive repair of the CCTV system installed	£6.72	£6.72	£7.68	£8.64
TV System Maintenance	£1,500.00	Maintenance, alignment, upgrade and repair of the communal TV distribution system	£8.40	£8.40	£9.60	£10.80
Access System Maintenance	£2,400.00	Regular maintenance and reactive repair of the access systems including intercom and gates where provided	£13.44	£13.44	£15.36	£17.28
PAT Testing Communal Areas	£770.00	Annual testing of common area electrical items such as heaters	£4.31	£4.31	£4.93	£5.54
Fire Alarm Servicing & Repairs	£1,800.00	Annual service and repair of the communal building fire alarm system to regulations	£10.08	£10.08	£11.52	£12.96
Dry Riser Servicing	£1,500.00	Regular dry riser servicing to regulations	£8.40	£8.40	£9.60	£10.80
Water Booster Service	£1,800.00	Regular servicing of the water booster pumps	£10.08	£10.08	£11.52	£12.96
Water Booster Tank Hygiene	£2,000.00	Regular sanitization of the water storage tanks to regulations	£11.20	£11.20	£12.80	£14.40
Cleaning Communal Area's	£10,400.00	Regular cleaning of the communal areas	£58.24	£58.24	£66.56	£74.88
Grounds Maintenance	£5,000.00	Regular maintenance of communal gardens, car parks, boundaries. Including litter picking.	£28.00	£28.00	£32.00	£36.00
Gutter Maintenance	£1,000.00	Annual clearing of gutters	£5.60	£5.60	£6.40	£7.20
Window Cleaning	£5,100.00	Regular cleaning of windows	£28.56	£28.56	£32.64	£36.72
Management Cost	£34,300.00	This cost relates to the cost charged by the managing agent to manage the building, provide services and collect charges	£192.08	£192.08	£219.52	£246.96
Sinking Fund	£15,000.00	This cost relates to the provision of a fund to pay for extra or cyclical works when necessary	£84.00	£84.00	£96.00	£108.00
Annual Risk Assessment	£650.00	This cost relates to providing an annual health and safety or fire risk assessment	£3.64	£3.64	£4.16	£4.68
Accountancy/Audit	£1,800.00	This cost relates to the creation and audit of annual accounts	£10.08	£10.08	£11.52	£12.96
Total Budget p.a	£150,000.00		£840.00	£840.00	£960.00	£1,080.00