



Mitre House, 124 King's Rd, London SW3 4TP

Estimated service charge expenditure for the year ending 31st December 2025

	Budget 2023		Actual 2023		Budget 2024		Budget 2025	
Utilities								
Electricity to common parts	£	1,250.00	£	1,250.00	£	1,250.00	£	1,300.00
Lift - Telephone	£	300.00	£	640.00	£	300.00	£	400.00
	£	1,550.00	£	1,890.00	£	1,550.00	£	1,700.00
Contracts, Maintenance and Services								
Water Hygiene	£	1,000.00	£	1,609.00	£	1,600.00	£	1,700.00
Health and Safety including Asbestos	£	676.00	£	-	£	676.00	£	1,000.00
Communal Cleaning	£	3,700.00	£	4,512.00	£	8,000.00	£	8,000.00
Door entry system	£	300.00	£	320.00	£	350.00	£	350.00
General repairs	£	5,000.00	£	4,335.00	£	5,000.00	£	4,500.00
Drains, Gutters & Pipes	£	250.00	£	6,902.00	£	250.00	£	1,000.00
Fire Alarm	£	320.00	£	446.00	£	320.00	£	550.00
Lift - Maintenance+Repairs	£	2,430.00	£	1,118.00	£	2,200.00	£	2,200.00
CCTV - Maintenance	£	-	£	502.00	£	600.00	£	600.00
Sundry	£	-	£	36.00			£	50.00
Refuse Collection	£	-	£	174.00			£	200.00
	£	13,676.00	£	19,954.00	£	18,996.00	£	20,150.00
Insurance								
D&O	£	280.00	£	-	£	280.00	£	300.00
Building	£	4,600.00	£	4,187.00	£	4,600.00	£	5,500.00
Engineering insurance	£	400.00	£	337.00	£	400.00	£	400.00
Insurance Valuation	£	-	£	-	£	-	£	1,000.00
	£	5,280.00	£	4,524.00	£	5,280.00	£	7,200.00
Fees								
Accountancy	£	840.00	£	600.00	£	900.00	£	600.00
Legal and Professional	£	1,000.00	£	-	£	1,000.00	£	500.00
Bank Charges	£	-	£	19.00	£	14.50	£	25.00
Management	£	6,118.00	£	6,118.00	£	6,179.38	£	6,480.00
Company Secretarial	£	360.00	£	527.00	£	500.00	£	550.00
Out of Hours	£	216.00	£	216.00	£	216.00	Included	
Portal Costs	£	108.00	£	54.00	£	108.00	Included	
	£	8,642.00	£	7,534.00	£	8,917.88	£	8,155.00
Total of Routine Expenditure	£	29,148.00	£	33,902.00	£	34,743.88	£	37,205.00
Reserves								
General Reserve					£	5,000.00	£	35,000.00
External Reserve Fund					£	50,000.00	£	-
Total Reserve					£	55,000.00	£	35,000.00
Total Expenditure	£	29,148.00	£	33,902.00	£	89,743.88	£	72,205.00

We certify that the above details relate to expenditure that we propose to incur at Mitre House,
for the financial year ending 31st December 2025