



BRIDGEWATER
POINT

Service Charge Schedule

<u>SERVICE CHARGE ELEMENTS</u>	<u>ANNUAL COST</u>	<u>Notes</u>	<u>Studio</u>	<u>1 Bed Apt</u>	<u>2 Bed Apt</u>	<u>3 Bed Apt</u>	<u>T/ House</u>
Communal Electricity Usage (Heat/Light)	£23,000.00	Covers the cost of heating and lighting the internal communal areas of the property	£93.71	£93.71	£107.10	£120.49	£120.49
Communal Water (Grounds/Cleaning)	£2,000.00	Water supply and usage for communal cleaning	£8.15	£8.15	£9.31	£10.48	£10.48
Caretaker and Maintenance	£39,460.00	Provision of a caretaker and materials for repairs to common areas/building fabric/exterior/grounds	£160.78	£160.78	£183.75	£206.72	£206.72
Buildings Insurance	£15,500.00	Annual buildings insurance premium	£63.15	£63.15	£72.18	£81.20	£81.20
Lift Servicing/Inspections	£2,750.00	Annual service and maintenance contract	£11.20	£11.20	£12.81	£14.41	£14.41
Lift Maintenance and Redcare	£4,000.00	Estimated repair costs for the lifts provided	£16.30	£16.30	£18.63	£20.95	£20.95
Extraction System Maintenance	£1,600.00	Testing and servicing of extraction system	£6.52	£6.52	£7.45	£8.38	£8.38
External Lighting	£5,000.00	Energy costs and re-lamping cost of exterior lighting	£20.37	£20.37	£23.28	£26.19	£26.19
Fire Fighting Equipment	£1,000.00	Testing/servicing and replacement of common area fire extinguishers to regulations	£4.07	£4.07	£4.66	£5.24	£5.24
Smoke Vent Testing	£1,600.00	Regular testing and maintenance of the buildings smoke vents to comply with current regulations	£6.52	£6.52	£7.45	£8.38	£8.38
CCTV Maintenance and Repairs	£1,900.00	Regular maintenance and reactive repair of the CCTV system installed	£7.74	£7.74	£8.85	£9.95	£9.95
TV System Maintenance	£1,900.00	Maintenance, alignment, upgrade and repair of the communal TV distribution system	£7.74	£7.74	£8.85	£9.95	£9.95
Access System Maintenance	£2,950.00	Regular maintenance and reactive repair of the access systems including intercom and gates where provided	£12.02	£12.02	£13.74	£15.45	£15.45
PAT Testing Communal Areas	£800.00	Annual testing of common area electrical items such as heaters	£3.26	£3.26	£3.73	£4.19	£4.19
Fire Alarm Servicing & Repairs	£2,950.00	Annual service and repair of the communal building fire alarm system to regulations	£12.02	£12.02	£13.74	£15.45	£15.45
Dry Riser Servicing	£1,950.00	Regular dry riser servicing to regulations	£7.95	£7.95	£9.08	£10.22	£10.22
Water Booster Service	£2,000.00	Regular servicing of the water booster pumps	£8.15	£8.15	£9.31	£10.48	£10.48
Water Booster Tank Hygiene	£2,200.00	Regular sanitization of the water storage tanks to regulations	£8.96	£8.96	£10.24	£11.53	£11.53
Cleaning Communal Area's	£15,000.00	Regular cleaning of the communal areas	£61.12	£61.12	£69.85	£78.58	£78.58
Grounds Maintenance	£9,000.00	Regular maintenance of communal gardens, car parks, boundaries. Including litter picking.	£36.67	£36.67	£41.91	£47.15	£47.15
Gutter Maintenance	£3,500.00	Annual clearing of gutters	£14.26	£14.26	£16.30	£18.34	£18.34
Window Cleaning	£7,500.00	Regular cleaning of windows	£30.56	£30.56	£34.92	£39.29	£39.29
Management Cost	£39,600.00	This cost relates to the cost charged by the managing agent to manage the building, provide services and collect charges	£161.35	£161.35	£184.40	£207.45	£207.45
Sinking Fund	£16,000.00	This cost relates to the provision of a fund to pay for extra or cyclical works when necessary	£65.19	£65.19	£74.51	£83.82	£83.82
Annual Risk Assessment	£1,200.00	This cost relates to providing an annual health and safety or fire risk assessment	£4.89	£4.89	£5.59	£6.29	£6.29
Accountancy/Audit	£1,800.00	This cost relates to the creation and audit of annual accounts	£7.33	£7.33	£8.38	£9.43	£9.43
Total p.a	£206,160.00		£840.00	£840.00	£960.00	£1,080.00	£1,080.00