

The Farrer Estate: Service Charge Budget 1 January 2020 - 31 December 2020

Manor House Charges (15 Units)	2020 Budget	Commentary
Internal Cleaning	£2,000	Fortnightly internal cleaning of the common areas by Pro-Clean.
Window Cleaning	£1,200	Monthly window cleaning including balconies.
Block Electricity	£1,250	Consumption risen slightly and electricity prices rising.
Block Repairs & Renewals	£1,500	Budget for general repairs & renewals.
Block Reserve Account	£1,500	Provision for long term expenditure items.
Management Fee	£3,600	Initiative charging £200+VAT per unit per annum for full management services.
Gutter Clean	£600	Sunlight Cleaning performing quarterly gutter clean.
Buildings Insurance	£5,000	Premium at £4921 including legal expense cover.
Fire System Testing	£200	6-monthly fire system testing including emergency lighting.
Health & Safety Report	£200	Annual health & safety report.
Total Block Charges	£17,050	
Estate Charges (All Units)	2020 Budget	Commentary
Liability Insurance	£100	Estate liability insurance.
Management Fee	£4,800	Initiative PM charging £200+VAT per unit per annum.
Accountancy Fee	£420	MJ Rhodes & Co complete company accounts and service charge accounts.
Grounds Maintenance	£5,980	Fortnightly lawn cutting,
Estate Repairs & Renewals	£3,000	Budget for general repairs & renewals. Provision for automated gates and other estate amenities.
Bin Cleaning	£400	Monthly clean of general waste bins and quarterly clean of recycling bins at £27.20.
Estate Electricity	£1,500	Units used per annum at current usage rates. Current E-On electricity supply deal at per unit. Estimate based on current consumption and rates.
Sewerage Services	£100	Approximate charged by Wessex Water for sewerage services to site.
Fresh Water Supply	£60	Fresh water supply to garden tap has decreased in cost.
Drain Maintenance	£200	Annual rain water drain maintenance.
Pump Maintenance	£275	Annual pump service.
Treatment Plant	£1,055	Clenviro treatment plant maintenance.
Fish Feeding	£200	£20 per feed.
Pond Cleaning	£200	Cleaning of pond.
Hedge Cutting	£600	4 days per annum.
Leaf Blowing	£600	4 days per annum.
Highway & Verges	£300	2 days er annum.
Total Estate Charges	£19,790	
Manor House Charge Per Unit Per Annum	£1,961	
Estate Charge Per Unit Per Annum	£825	