

Hunts Grove Estate Service Charge Budget April 2018 - March 2019

		Budget for Whole Development	
		£1,750	
		Total No. of Properties	
Surveys			
18-Estate Surveys	Annual check on condition of external common parts and report.	£2,000	
19-Building Surveys	Annual check on condition of apartment buildings and report.	£500	Applies to Community Building/s
20-Playground Surveys	Condition survey of playgrounds in accordance with legislation.	£1,000	
24-Tree Survey	Annual inspection of trees in communal amenity areas.	£1,500	
Routine Maintenance			
25-Landscaping Contract	Maintenance of communal soft landscaping.	£140,500	2 x full time staff plus plant and materials to be based on site. Use of specialist subcontractors where required.
31-Gulley Cleaning & Emptying	Planned cleaning and emptying of non-adopted road gullies.	£0	Assumed to be adopted by local authority.
37-St. Light Maintenance	Annual attendance to the streetlights to check and re-bulb where required.	£0	Assumed to be adopted by local authority.
38-Dog, Litter & Grit Bins	Emptying of dog waste bins and litter bins, and disposal.	£1,000	Cost to use specialist sub-contractor.
39j-General Maintenance	Planned miscellaneous maintenance	£7,000	Other planned maintenance tasks.
39b-Roadsweeping	Sweeping of non-adopted roads using machine.	£0	Assumed to be adopted by local authority.
39g-Pond Maintenance	Planned maintenance of Ponds	£1,000	Specialist maintenance of ponds and SUDS. Includes maintenance of valves etc.
Repairs Infrastructure/Buildings			
57-General Repairs	Any miscellaneous repair works which may be required.	£1,000	Based on estimated cost, doesn't consider warranties
53-Play Area Repairs	Repairs which may be required to the play areas and spaces.	£3,000	Based on estimated cost, doesn't consider warranties
54-Tree Work	Works to trees including pruning and pollarding.	£5,000	Will be undertaken based on annual tree survey.
Utilities			
99-Water	Water supply to estate for watering, jet washing etc.	£0	
62-Com Areas Utilities	Electricity supply to communal areas (eg. lighting, power).	£1,000	Applies to Community Building/s.
Administration			
07-Managing Agents Fees	Per property fee for Managing Agents services.	£163,700	Average Fee of £93 per property per annum over total life of development. Please note Preim has a 5 year contract.
07b Managing Agents Fixed Fee	Fixed fee for Managing Agents services as per contract	£7,250	Fixed Fee payable in start-up years, not based upon the number of properties.
09-Public Liability Insurance	Public Liability Insurance for the external common parts.	£570	
10-Buildings Insurance	Comprehensive buildings cover, communal areas. Includes public liability.	£2,500	Applies to Community Building/s.
11-D&O Insurance	Insurance for the Directors of the Management Company.	£500	
13-Audit Fees	Preparation of service charge and company statutory accounts.	£1,200	
14-Companies Hse & Data Protec	Includes Data Protection registration.	£75	Companies House & Data Protection registration.
15-Debt Recovery Costs	Cost of recovering service charge debt, (recharge to debtor)	£0	Recharge to debtor.
17-Misc Other Expenses	Other expenses such as meeting room hire.	£1,000	Estimated allowance.
64-Third Party Recharge	Contribution from Developer towards amenity area maintenance.	£0	
Operating Expenditure		£341,295	
Reserve Fund			
Major Works Provision	Contribution to the reserve fund for major works.	£0	Replaced by developer ocontribution of £1.9M across all phases.
Total		£341,295	

Annual per property charge inclusive of VAT £195.03



your stake
in your
community

Hunts Grove Management Company Ltd



Our company set up to manage all amenities and services, designed and built to last for the benefit of all.

Our services and areas of responsibility, are set out in this new contract.

These services will be managed and maintained by our company, to a high standard and you can find out more about the exact details of the budget.

We have a contract with the managing agent. We will remain the responsible party on their behalf.

Our services and is provided by the builder and the managing agent. At the handover, we will then take over through the managing agent.

Our development, ownership and management company.

We will provide a service to help keep the estate in great condition. We will have the support of the residents' committee; and the wider community.

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Hunts Grove Management Company Ltd

↓
Preim Ltd (Appointed Managing Agents)

↓
ESTATE MANAGEMENT

↓
MAINTENANCE



Administration and collection of service charge.
Company Secretary



Ensuring compliance with health & safety regulations



Conducting regular site inspections



Handling estate repairs



Open spaces



Play areas



Grassland



Woodland



Pathways



Cycleways



Fencing



Ponds



Surface Water

key benefits of your stake in your community

There are many benefits to you having a real stake in your community. To pick three of the most important, you will have:



Membership in a management company:

This is a tried and trusted way of managing and maintaining the communal amenities. If you would like to learn more about how this is working for other communities where Preim works, please visit Preim.co.uk/Our-Stories.



Control:

You and your neighbours are in control, which means you are able to maintain your local environment to a high standard.



A dedicated site team:

They will become the eyes and ears of your community, helping the community become a place you are proud to call home.

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preim
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