

The Gateway, Bexhill

Bovis Homes



gatewayplc.co.uk


Gateway

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Introduction to Gateway

Gateway is a privately owned, nationwide, industry-leading property services company.

From our nationwide network of regional offices, our workforce of over 160+ people has been supporting our clients and customers for over 20 years.

Our well-established, trusted reputation has been built over decades. It's why our client-base is made of national and regional housebuilders, pension funds, major financial institutions, FTSE 250 companies, RMC and RTM companies, freeholders, landlords and housing providers.

While we've grown over the years to support our clients and customers, we've always remained true to our founding thought:

We're not interested in being the largest service provider out there – simply the best possible partner.

What we do

Gateway provides in-house standalone and integrated property solutions from our network of local offices, including:

PROPERTY MANAGEMENT

Looking after apartment blocks, housing estates and retirement properties for leading housebuilders, individual landlords, RTM Companies and RMC Companies.

ESTATE AGENTS

A proactive nationwide sales, lettings and portfolio management service from our dedicated residential team.

FACILITIES MANAGEMENT

The complete solution for communal cleaning, gardening and facilities management services across the UK.

INSURANCE BROKERS

Providing residential, mixed-use and commercial property insurance at market leading rates, as well as an unparalleled claims service.

LEASEHOLD SUPPORT

Expert advice on a broad range of leasehold and freehold related matters from our in-house support team.

SURVEYING

Risk assessments, building surveys and major works project management.

SOLICITORS

Comprehensive conveyancing support for purchasing, re-mortgaging and help to buy, as well as arrears recovery, leasehold and commercial property, company law and lettings support.

FINANCIAL SERVICES

Tailored financial advice with access to hundreds of mortgage products from leading lenders for first time buyers, re-mortgaging, buy-to-let and more.

COMPANY SERVICES

Taking care of company secretarial duties and Companies House affairs on behalf of Management Companies nationwide.

ENERGY MANAGEMENT

Sourcing the most competitive communal energy tariffs for apartment blocks and estates.

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Our people

Gateway is made up of professional, highly qualified and experienced people.

We place great emphasis on the continuing personal and professional betterment of our staff.

We pride ourselves on the impressive pool of talent within our ranks and continually promote from within.

All of our people value integrity, professional ethics, client service and teamwork highly.



Here are some of our many staff and company accreditations:



RICS®



Chartered
Institute of
Housing



Market position

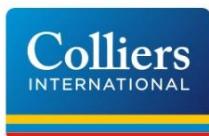
Our well-established, trusted reputation in the marketplace has been built over decades.

We pride ourselves on providing proactive support and setting the industry benchmark for client relationships.

We have all the expertise required in-house, from our own legal team to a network of Property Managers.

We work collaboratively and innovatively with national housebuilders, regional developers and registered social landlords.

Gateway supports:



...as well as Landlords, Freeholders, Housing Providers, RMC & RTM Companies, and many local housebuilders.

Management appraisal

DEVELOPMENT NAME

The Gateway

TOTAL UNITS

1003 Units

PLANS/DRAWINGS

It is understood that plans and drawings can be reviewed and revised. Please ensure the up to date versions are submitted to the managing agent as and when they are available to ensure that the budget proposal is reviewed and amended in line with the development requirements.

LEGAL FRAMEWORK

The development is set up on a tri-part basis being: - Developer, Residents Management Company (RMC) and Purchaser.

The Residents Management Company details are:

- The Gateway (Bexhill-on-Sea) Management Company Limited
- Date of incorporation: 20th April 2019

HOUSING ASSOCIATION/PROVIDER

Details to be provided.

APPORTIONMENTS

The budget proposal has initially calculated the apportionments based on an equal contribution by each property on the development towards the Estate and Management Company costs. There is one further schedule for the apartment blocks, with apartment owners paying an equal contribution towards this schedule.

Management appraisal (cont.)

ACCOUNT PREPARATION AND YEAR END

Service Charge period to be confirmed within the Leases/TP1s.

Please note: In line as to what is stipulated within the Leases/TP1s, accounts will be prepared produced and distributed within 6 months of the year end. These accounts will reflect as to whether there is a balancing charge or credit and a full explanatory letter will accompany the accounts to explain the budget, income and expenditure. Unless specified, Gateway will automatically sign off and produce the accounts on behalf of the Residents Management Company.

AREAS TO BE MANAGED

The budget has been prepared in accordance with the plans provided to date and include all communal areas and facilities within the development which are not encompassed within the private demise of the individual Leases/TP1s.

HOW MANY BUDGET SCHEDULES?

The budget has two schedules:

Estate and Management Company, Apartment Blocks.

ANTICIPATED BUDGET PROVISIONS

We have included anticipated costs in the budget which would be incurred during the management of the development. These costings will be refined and finalised upon further details and information made available to us.

Unless otherwise specified, we would assume that the following would be adopted and therefore would not fall within the remit of costings within the budget:

- Foul and Surface Water Drainage

Management appraisal (cont.)

We would recommend that the covenant to insure is placed with the Residents Management Company through a nominated office and insurer of their choice.

BUILDINGS INSURANCE

We have included an initial anticipated premium for the buildings insurance which will be refined upon a valuation being undertaken for an accurate rebuild value to be determined for the blocks.

Please note: If we have not received a Declared Value or Claims History for the property, the cost included in the budget for Buildings Insurance will be an estimate only.

PUBLIC LIABILITY INSURANCE

A Public Liability policy will be placed to protect the external, communal areas from any damage and third-party claims.

DIRECTORS & OFFICERS INSURANCE

As the development is anticipated to be set up under Residents Management Company control, a provision for Directors and Officers insurance has been incorporated to protect the interest of the directors against potential legal claims made against them.

GROUND RENT

We assume that any Ground Rent will be collected directly by the freeholder or an agent of their choosing. Gateway can offer this service and undertake the Ground Rent collections also upon instruction.

VOID LIABILITY

Under this scheme there is a potential liability upon Bovis Homes South East for any void costs. Throughout the handovers, should there be any plots which have yet to legally complete, the liability for any charges levied against unsold plots remain with the developer to ensure 100% recoverability of the service charge costs applicable to that phase. As soon as the plot completes, service charge invoices will proceed to be raised directly to the homeowner.

Management appraisal (cont.)

COMPLETION FUNDS

Upon the completion of each individual plot, an apportionment of service charge funds calculated in accordance with the most recent budget at that point will be collected in the usual manner.

Upon receipt of these monies, the funds are placed into a ring-fenced client account in anticipation of handover, with the view that instructing contractors to provide maintenance services to the development can and will be immediate upon handover.

RESIDENTS' COMMUNICATION

Upon confirmation of handover, we will issue a welcome pack to all homeowners introducing Gateway. The pack will provide the contact details for their Property Management team, overview the areas of management and the setup for the development, enclosing a factsheet detailing the requirements for being a member of the RMC and potentially a director in the future.

We provide a Meet and Greet service where we arrange an introductory welcome meeting within 6 weeks of commencing management. This meeting provides an opportunity for homeowners to meet their Property Manager and learn more about Gateway, the services we will be providing to the development, the set of the service charges and the RMC. If there is a Housing Association in situ, we will engage with the Officer for the development to coincide a joint meeting – this helps with bedding in the development and creating a better community.

After handover, the development will be inspected regularly by the dedicated Property Manager to ensure the establishment of services are being carried out as smoothly as possible.

The development will also be maintained by Gateway Facilities Management, providing an on-site presence and representative that the homeowners can report any issues too and which can be relayed to Head Office and dealt with efficiently.

Management appraisal (cont.)

SALES OFFICE ENGAGEMENT

Gateway encourage a close working relationship with the on-site Sales Teams and offer meetings at the time of launch to discuss the budget, the services included and the set-up of the development, as well as providing supporting literature specific to the development to be included within the individual plot completion packs.

The Business Development team are on hand to help and work closely with the Sales Team throughout to ensure the information relayed to the prospective purchase is as informative and accurate as can be and answers any questions which may arise during the transitional period.

BUSINESS DEVELOPMENT TEAM

Email: gwbusinessdevelopment@gatewayplc.co.uk

Phone: 01702 443 555

Website: gatewayplc.co.uk/contact-us



Service Charge budget

| | Estate 1/1003 | Apartment Blocks 86 Flats | Total |
|--|------------------|------------------------------|-------------|
| Regular Maintenance | | | |
| Grounds Maintenance (POS Areas) | £47,040.00 | | £47,040.00 |
| Hardstanding, Roadways and Driveways | £17,724.00 | | £17,724.00 |
| Sports Pavilion Maintenance | £4,768.00 | | £4,768.00 |
| General Provisions | | | |
| Repairs & Renewals | £5,400.00 | | £5,400.00 |
| EV Charging Point Maintenance & Inspection | | £14,620.00 | £14,620.00 |
| Utilities | | | |
| External Electricity (Bollards) | £1,260.00 | | £1,260.00 |
| Water | £960.00 | | £960.00 |
| Business Rates – Sports Pavilion | £4,155.00 | | £4,155.00 |
| Sports Pavilion Electricity | £3,925.00 | | £3,925.00 |
| Statutory Risk Assessments | | | |
| Health and Safety | £1,725.00 | | £1,725.00 |
| ROSPA Inspection & Assessment | £488.00 | | £488.00 |
| Property Inspections | £576.00 | | £576.00 |
| Arboricutlural & Ecological Inspection | £1,425.00 | | £1,425.00 |
| Annual Fire Maintenance - Pavilion | £1,625.00 | | £1,625.00 |
| Professional Fees | | | |
| Management Fees | £72,216.00 | | £72,216.00 |
| Company Administration | £960.00 | | £960.00 |
| Accountancy | £840.00 | | £840.00 |
| Bank Charges | £115.20 | | £115.20 |
| Dormant Accounts | £180.00 | | £180.00 |
| Filing Fee | £34.00 | | £34.00 |
| Postage | £3,000.00 | | £3,000.00 |
| Insurance | | | |
| Directors and Officers Insurance | £1,319.20 | | £1,319.20 |
| Public Liability Insurance | £3,956.00 | | £3,956.00 |
| Buildings Insurance | £4,603.99 | | £4,603.99 |
| Reserves | | | |
| Reserve Fund | £2,000.00 | | £2,000.00 |
| Total | £180,295.39 | £14,620.00 | £194,915.39 |

Service Charge apportionments

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|-------|---------------|--------------------------|------------------|
| 1 | House | 0.100 | | £179.76 |
| 2 | House | 0.100 | | £179.76 |
| 3 | House | 0.100 | | £179.76 |
| 4 | House | 0.100 | | £179.76 |
| 5 | House | 0.100 | | £179.76 |
| 6 | House | 0.100 | | £179.76 |
| 7 | House | 0.100 | | £179.76 |
| 8 | House | 0.100 | | £179.76 |
| 9 | House | 0.100 | | £179.76 |
| 10 | House | 0.100 | | £179.76 |
| 11 | House | 0.100 | | £179.76 |
| 12 | House | 0.100 | | £179.76 |
| 13 | House | 0.100 | | £179.76 |
| 14 | House | 0.100 | | £179.76 |
| 15 | House | 0.100 | | £179.76 |
| 16 | House | 0.100 | | £179.76 |
| 17 | House | 0.100 | | £179.76 |
| 18 | House | 0.100 | | £179.76 |
| 19 | House | 0.100 | | £179.76 |
| 20 | House | 0.100 | | £179.76 |
| 21 | House | 0.100 | | £179.76 |
| 22 | House | 0.100 | | £179.76 |
| 23 | House | 0.100 | | £179.76 |
| 24 | House | 0.100 | | £179.76 |
| 25 | House | 0.100 | | £179.76 |
| 26 | Flat | 0.100 | 1.163 | £349.76 |
| 27 | Flat | 0.100 | 1.163 | £349.76 |
| 28 | Flat | 0.100 | 1.163 | £349.76 |
| 29 | Flat | 0.100 | 1.163 | £349.76 |
| 30 | Flat | 0.100 | 1.163 | £349.76 |
| 31 | Flat | 0.100 | 1.163 | £349.76 |
| 32 | Flat | 0.100 | 1.163 | £349.76 |
| 33 | Flat | 0.100 | 1.163 | £349.76 |
| 34 | Flat | 0.100 | 1.163 | £349.76 |
| 35 | House | 0.100 | | £179.76 |
| 36 | House | 0.100 | | £179.76 |
| 37 | House | 0.100 | | £179.76 |
| 38 | House | 0.100 | | £179.76 |
| 39 | Flat | 0.100 | 1.163 | £349.76 |
| 40 | Flat | 0.100 | 1.163 | £349.76 |
| 41 | Flat | 0.100 | 1.163 | £349.76 |
| 42 | Flat | 0.100 | 1.163 | £349.76 |
| 43 | Flat | 0.100 | 1.163 | £349.76 |
| 44 | Flat | 0.100 | 1.163 | £349.76 |
| 45 | Flat | 0.100 | 1.163 | £349.76 |
| 46 | Flat | 0.100 | 1.163 | £349.76 |
| 47 | Flat | 0.100 | 1.163 | £349.76 |
| 48 | Flat | 0.100 | 1.163 | £349.76 |
| 49 | Flat | 0.100 | 1.163 | £349.76 |
| 50 | Flat | 0.100 | 1.163 | £349.76 |

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|-------|---------------|--------------------------|------------------|
| 51 | Flat | 0.100 | 1.163 | £349.76 |
| 52 | Flat | 0.100 | 1.163 | £349.76 |
| 53 | Flat | 0.100 | 1.163 | £349.76 |
| 54 | Flat | 0.100 | 1.163 | £349.76 |
| 55 | House | 0.100 | | £179.76 |
| 56 | House | 0.100 | | £179.76 |
| 57 | Flat | 0.100 | 1.163 | £349.76 |
| 58 | Flat | 0.100 | 1.163 | £349.76 |
| 59 | Flat | 0.100 | 1.163 | £349.76 |
| 60 | Flat | 0.100 | 1.163 | £349.76 |
| 61 | Flat | 0.100 | 1.163 | £349.76 |
| 62 | Flat | 0.100 | 1.163 | £349.76 |
| 63 | Flat | 0.100 | 1.163 | £349.76 |
| 64 | Flat | 0.100 | 1.163 | £349.76 |
| 65 | Flat | 0.100 | 1.163 | £349.76 |
| 66 | House | 0.100 | | £179.76 |
| 67 | House | 0.100 | | £179.76 |
| 68 | House | 0.100 | | £179.76 |
| 69 | House | 0.100 | | £179.76 |
| 70 | House | 0.100 | | £179.76 |
| 71 | House | 0.100 | | £179.76 |
| 72 | House | 0.100 | | £179.76 |
| 73 | House | 0.100 | | £179.76 |
| 74 | House | 0.100 | | £179.76 |
| 75 | House | 0.100 | | £179.76 |
| 76 | House | 0.100 | | £179.76 |
| 77 | House | 0.100 | | £179.76 |
| 78 | House | 0.100 | | £179.76 |
| 79 | House | 0.100 | | £179.76 |
| 80 | House | 0.100 | | £179.76 |
| 81 | House | 0.100 | | £179.76 |
| 82 | House | 0.100 | | £179.76 |
| 83 | House | 0.100 | | £179.76 |
| 84 | House | 0.100 | | £179.76 |
| 85 | House | 0.100 | | £179.76 |
| 86 | House | 0.100 | | £179.76 |
| 87 | House | 0.100 | | £179.76 |
| 88 | House | 0.100 | | £179.76 |
| 89 | House | 0.100 | | £179.76 |
| 90 | House | 0.100 | | £179.76 |
| 91 | House | 0.100 | | £179.76 |
| 92 | House | 0.100 | | £179.76 |
| 93 | House | 0.100 | | £179.76 |
| 94 | House | 0.100 | | £179.76 |
| 95 | House | 0.100 | | £179.76 |
| 96 | House | 0.100 | | £179.76 |
| 97 | House | 0.100 | | £179.76 |
| 98 | House | 0.100 | | £179.76 |
| 99 | House | 0.100 | | £179.76 |
| 100 | House | 0.100 | | £179.76 |

Service Charge apportionments (cont.)

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|----------|---------------|--------------------------|------------------|
| 101 | House | 0.100 | | £179.76 |
| 102 | House | 0.100 | | £179.76 |
| 103 | House | 0.100 | | £179.76 |
| 104 | House | 0.100 | | £179.76 |
| 105 | House | 0.100 | | £179.76 |
| 106 | House | 0.100 | | £179.76 |
| 107 | House | 0.100 | | £179.76 |
| 108 | House | 0.100 | | £179.76 |
| 109 | House | 0.100 | | £179.76 |
| 110 | House | 0.100 | | £179.76 |
| 111 | House | 0.100 | | £179.76 |
| 112 | House | 0.100 | | £179.76 |
| 113 | House | 0.100 | | £179.76 |
| 114 | House | 0.100 | | £179.76 |
| 115 | House | 0.100 | | £179.76 |
| 116 | House | 0.100 | | £179.76 |
| 117 | House | 0.100 | | £179.76 |
| 118 | House | 0.100 | | £179.76 |
| 119 | House | 0.100 | | £179.76 |
| 120 | House | 0.100 | | £179.76 |
| 121 | House | 0.100 | | £179.76 |
| 122 | House | 0.100 | | £179.76 |
| 123 | House | 0.100 | | £179.76 |
| 124 | House | 0.100 | | £179.76 |
| 125 | House | 0.100 | | £179.76 |
| 126 | House | 0.100 | | £179.76 |
| 127 | House | 0.100 | | £179.76 |
| 128 | House | 0.100 | | £179.76 |
| 129 | House | 0.100 | | £179.76 |
| 130 | House | 0.100 | | £179.76 |
| 131 | House | 0.100 | | £179.76 |
| 132 | House | 0.100 | | £179.76 |
| 133 | House | 0.100 | | £179.76 |
| 134 | House L1 | 0.100 | | £179.76 |
| 135 | House L1 | 0.100 | | £179.76 |
| 136 | House L1 | 0.100 | | £179.76 |
| 137 | House L1 | 0.100 | | £179.76 |
| 138 | House L1 | 0.100 | | £179.76 |
| 139 | House L1 | 0.100 | | £179.76 |
| 140 | House L1 | 0.100 | | £179.76 |
| 141 | House L1 | 0.100 | | £179.76 |
| 142 | House L1 | 0.100 | | £179.76 |
| 143 | House L1 | 0.100 | | £179.76 |
| 144 | House L1 | 0.100 | | £179.76 |
| 145 | House L1 | 0.100 | | £179.76 |
| 146 | House L1 | 0.100 | | £179.76 |
| 147 | House L1 | 0.100 | | £179.76 |
| 148 | House L1 | 0.100 | | £179.76 |
| 149 | House L1 | 0.100 | | £179.76 |
| 150 | House L1 | 0.100 | | £179.76 |

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|----------|---------------|--------------------------|------------------|
| 151 | House L1 | 0.100 | | £179.76 |
| 152 | House L1 | 0.100 | | £179.76 |
| 153 | House L1 | 0.100 | | £179.76 |
| 154 | House L1 | 0.100 | | £179.76 |
| 155 | House L1 | 0.100 | | £179.76 |
| 156 | House L1 | 0.100 | | £179.76 |
| 157 | House L1 | 0.100 | | £179.76 |
| 158 | House L1 | 0.100 | | £179.76 |
| 159 | House L1 | 0.100 | | £179.76 |
| 160 | House L1 | 0.100 | | £179.76 |
| 161 | House L1 | 0.100 | | £179.76 |
| 162 | House L1 | 0.100 | | £179.76 |
| 163 | House L1 | 0.100 | | £179.76 |
| 164 | House L1 | 0.100 | | £179.76 |
| 165 | House L1 | 0.100 | | £179.76 |
| 166 | House L1 | 0.100 | | £179.76 |
| 167 | House L1 | 0.100 | | £179.76 |
| 168 | House L1 | 0.100 | | £179.76 |
| 169 | House L1 | 0.100 | | £179.76 |
| 170 | House L1 | 0.100 | | £179.76 |
| 171 | House L1 | 0.100 | | £179.76 |
| 172 | House L1 | 0.100 | | £179.76 |
| 173 | House L1 | 0.100 | | £179.76 |
| 174 | House L1 | 0.100 | | £179.76 |
| 175 | House L1 | 0.100 | | £179.76 |
| 176 | House L1 | 0.100 | | £179.76 |
| 177 | House L1 | 0.100 | | £179.76 |
| 178 | House L1 | 0.100 | | £179.76 |
| 179 | House L1 | 0.100 | | £179.76 |
| 180 | House L1 | 0.100 | | £179.76 |
| 181 | House L1 | 0.100 | | £179.76 |
| 182 | House L1 | 0.100 | | £179.76 |
| 183 | House L1 | 0.100 | | £179.76 |
| 184 | House L1 | 0.100 | | £179.76 |
| 185 | House L1 | 0.100 | | £179.76 |
| 186 | House L1 | 0.100 | | £179.76 |
| 187 | House L1 | 0.100 | | £179.76 |
| 188 | House L1 | 0.100 | | £179.76 |
| 189 | House L1 | 0.100 | | £179.76 |
| 190 | House L1 | 0.100 | | £179.76 |
| 191 | House L1 | 0.100 | | £179.76 |
| 192 | House L1 | 0.100 | | £179.76 |
| 193 | House L1 | 0.100 | | £179.76 |
| 194 | House L1 | 0.100 | | £179.76 |
| 195 | House L1 | 0.100 | | £179.76 |
| 196 | House L1 | 0.100 | | £179.76 |
| 197 | House L1 | 0.100 | | £179.76 |
| 198 | House L1 | 0.100 | | £179.76 |
| 199 | House L1 | 0.100 | | £179.76 |
| 200 | House L1 | 0.100 | | £179.76 |

Service Charge apportionments (cont.)

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|----------|---------------|--------------------------|------------------|
| 201 | House L1 | 0.100 | | £179.76 |
| 202 | House L1 | 0.100 | | £179.76 |
| 203 | House L1 | 0.100 | | £179.76 |
| 204 | House L1 | 0.100 | | £179.76 |
| 205 | House L1 | 0.100 | | £179.76 |
| 206 | House L1 | 0.100 | | £179.76 |
| 207 | House L1 | 0.100 | | £179.76 |
| 208 | House L1 | 0.100 | | £179.76 |
| 209 | House L1 | 0.100 | | £179.76 |
| 210 | House L1 | 0.100 | | £179.76 |
| 211 | House L1 | 0.100 | | £179.76 |
| 212 | House L1 | 0.100 | | £179.76 |
| 213 | House L1 | 0.100 | | £179.76 |
| 214 | House L1 | 0.100 | | £179.76 |
| 215 | House L1 | 0.100 | | £179.76 |
| 216 | House L1 | 0.100 | | £179.76 |
| 217 | House L1 | 0.100 | | £179.76 |
| 218 | House L1 | 0.100 | | £179.76 |
| 219 | House L1 | 0.100 | | £179.76 |
| 220 | House L1 | 0.100 | | £179.76 |
| 221 | House L1 | 0.100 | | £179.76 |
| 222 | House L1 | 0.100 | | £179.76 |
| 223 | House L1 | 0.100 | | £179.76 |
| 224 | House L1 | 0.100 | | £179.76 |
| 225 | House L1 | 0.100 | | £179.76 |
| 226 | House L1 | 0.100 | | £179.76 |
| 227 | House L1 | 0.100 | | £179.76 |
| 228 | House L1 | 0.100 | | £179.76 |
| 229 | House L1 | 0.100 | | £179.76 |
| 230 | House L1 | 0.100 | | £179.76 |
| 231 | House L1 | 0.100 | | £179.76 |
| 232 | House L1 | 0.100 | | £179.76 |
| 233 | House L1 | 0.100 | | £179.76 |
| 234 | House L1 | 0.100 | | £179.76 |
| 235 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 236 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 237 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 238 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 239 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 240 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 241 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 242 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 243 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 244 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 245 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 246 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 247 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 248 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 249 | Flat L1 | 0.100 | 1.163 | £349.76 |
| 250 | Flat L1 | 0.100 | 1.163 | £349.76 |

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|----------|---------------|--------------------------|------------------|
| 251 | House B1 | 0.100 | | £179.76 |
| 252 | House B1 | 0.100 | | £179.76 |
| 253 | House B1 | 0.100 | | £179.76 |
| 254 | House B1 | 0.100 | | £179.76 |
| 255 | House B1 | 0.100 | | £179.76 |
| 256 | House B1 | 0.100 | | £179.76 |
| 257 | House B1 | 0.100 | | £179.76 |
| 258 | House B1 | 0.100 | | £179.76 |
| 259 | House B1 | 0.100 | | £179.76 |
| 260 | House B1 | 0.100 | | £179.76 |
| 261 | House B1 | 0.100 | | £179.76 |
| 262 | House B1 | 0.100 | | £179.76 |
| 263 | House B1 | 0.100 | | £179.76 |
| 264 | House B1 | 0.100 | | £179.76 |
| 265 | House B1 | 0.100 | | £179.76 |
| 266 | House B1 | 0.100 | | £179.76 |
| 267 | House B1 | 0.100 | | £179.76 |
| 268 | House B1 | 0.100 | | £179.76 |
| 269 | House B1 | 0.100 | | £179.76 |
| 270 | House B1 | 0.100 | | £179.76 |
| 271 | House B1 | 0.100 | | £179.76 |
| 272 | House B1 | 0.100 | | £179.76 |
| 273 | House B1 | 0.100 | | £179.76 |
| 274 | House B1 | 0.100 | | £179.76 |
| 275 | House B1 | 0.100 | | £179.76 |
| 276 | House B1 | 0.100 | | £179.76 |
| 277 | House B1 | 0.100 | | £179.76 |
| 278 | House B1 | 0.100 | | £179.76 |
| 279 | House B1 | 0.100 | | £179.76 |
| 280 | House B1 | 0.100 | | £179.76 |
| 281 | House B1 | 0.100 | | £179.76 |
| 282 | House B1 | 0.100 | | £179.76 |
| 283 | House B1 | 0.100 | | £179.76 |
| 284 | House B1 | 0.100 | | £179.76 |
| 285 | House B1 | 0.100 | | £179.76 |
| 286 | House B1 | 0.100 | | £179.76 |
| 287 | House B1 | 0.100 | | £179.76 |
| 288 | House B1 | 0.100 | | £179.76 |
| 289 | House B1 | 0.100 | | £179.76 |
| 290 | House B1 | 0.100 | | £179.76 |
| 291 | House B1 | 0.100 | | £179.76 |
| 292 | House B1 | 0.100 | | £179.76 |
| 293 | House B1 | 0.100 | | £179.76 |
| 294 | House B1 | 0.100 | | £179.76 |
| 295 | House B1 | 0.100 | | £179.76 |
| 296 | House B1 | 0.100 | | £179.76 |
| 297 | House B1 | 0.100 | | £179.76 |
| 298 | House B1 | 0.100 | | £179.76 |
| 299 | House B1 | 0.100 | | £179.76 |
| 300 | House B1 | 0.100 | | £179.76 |

Service Charge apportionments (cont.)

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|----------|---------------|--------------------------|------------------|
| 301 | House B1 | 0.100 | | £179.76 |
| 302 | House B1 | 0.100 | | £179.76 |
| 303 | House B1 | 0.100 | | £179.76 |
| 304 | House B1 | 0.100 | | £179.76 |
| 305 | House B1 | 0.100 | | £179.76 |
| 306 | House B1 | 0.100 | | £179.76 |
| 307 | House B1 | 0.100 | | £179.76 |
| 308 | House B1 | 0.100 | | £179.76 |
| 309 | House B1 | 0.100 | | £179.76 |
| 310 | House B1 | 0.100 | | £179.76 |
| 311 | House B1 | 0.100 | | £179.76 |
| 312 | House B1 | 0.100 | | £179.76 |
| 313 | House B1 | 0.100 | | £179.76 |
| 314 | House B1 | 0.100 | | £179.76 |
| 315 | House B1 | 0.100 | | £179.76 |
| 316 | House B1 | 0.100 | | £179.76 |
| 317 | House B1 | 0.100 | | £179.76 |
| 318 | House B1 | 0.100 | | £179.76 |
| 319 | House B1 | 0.100 | | £179.76 |
| 320 | House B1 | 0.100 | | £179.76 |
| 321 | House B1 | 0.100 | | £179.76 |
| 322 | House B1 | 0.100 | | £179.76 |
| 323 | House B1 | 0.100 | | £179.76 |
| 324 | House B1 | 0.100 | | £179.76 |
| 325 | House B1 | 0.100 | | £179.76 |
| 326 | House B1 | 0.100 | | £179.76 |
| 327 | House B1 | 0.100 | | £179.76 |
| 328 | House B1 | 0.100 | | £179.76 |
| 329 | House B1 | 0.100 | | £179.76 |
| 330 | House B1 | 0.100 | | £179.76 |
| 331 | House B1 | 0.100 | | £179.76 |
| 332 | House B1 | 0.100 | | £179.76 |
| 333 | House B1 | 0.100 | | £179.76 |
| 334 | House B1 | 0.100 | | £179.76 |
| 335 | Flat B1 | 0.100 | 1.163 | £349.76 |
| 336 | Flat B1 | 0.100 | 1.163 | £349.76 |
| 337 | Flat B1 | 0.100 | 1.163 | £349.76 |
| 338 | Flat B1 | 0.100 | 1.163 | £349.76 |
| 339 | Flat B1 | 0.100 | 1.163 | £349.76 |
| 340 | Flat B1 | 0.100 | 1.163 | £349.76 |
| 341 | Flat B1 | 0.100 | 1.163 | £349.76 |
| 342 | Flat B1 | 0.100 | 1.163 | £349.76 |
| 343 | Flat B1 | 0.100 | 1.163 | £349.76 |
| 344 | House P2 | 0.100 | | £179.76 |
| 345 | House P2 | 0.100 | | £179.76 |
| 346 | House P2 | 0.100 | | £179.76 |
| 347 | House P2 | 0.100 | | £179.76 |
| 348 | House P2 | 0.100 | | £179.76 |
| 349 | House P2 | 0.100 | | £179.76 |
| 350 | House P2 | 0.100 | | £179.76 |

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|----------|---------------|--------------------------|------------------|
| 351 | House P2 | 0.100 | | £179.76 |
| 352 | House P2 | 0.100 | | £179.76 |
| 353 | House P2 | 0.100 | | £179.76 |
| 354 | House P2 | 0.100 | | £179.76 |
| 355 | House P2 | 0.100 | | £179.76 |
| 356 | House P2 | 0.100 | | £179.76 |
| 357 | House P2 | 0.100 | | £179.76 |
| 358 | House P2 | 0.100 | | £179.76 |
| 359 | House P2 | 0.100 | | £179.76 |
| 360 | House P2 | 0.100 | | £179.76 |
| 361 | House P2 | 0.100 | | £179.76 |
| 362 | House P2 | 0.100 | | £179.76 |
| 363 | House P2 | 0.100 | | £179.76 |
| 364 | House P2 | 0.100 | | £179.76 |
| 365 | House P2 | 0.100 | | £179.76 |
| 366 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 367 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 368 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 369 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 370 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 371 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 372 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 373 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 374 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 375 | House P2 | 0.100 | | £179.76 |
| 376 | House P2 | 0.100 | | £179.76 |
| 377 | House P2 | 0.100 | | £179.76 |
| 378 | House P2 | 0.100 | | £179.76 |
| 379 | House P2 | 0.100 | | £179.76 |
| 380 | House P2 | 0.100 | | £179.76 |
| 381 | House P2 | 0.100 | | £179.76 |
| 382 | House P2 | 0.100 | | £179.76 |
| 383 | House P2 | 0.100 | | £179.76 |
| 384 | House P2 | 0.100 | | £179.76 |
| 385 | House P2 | 0.100 | | £179.76 |
| 386 | House P2 | 0.100 | | £179.76 |
| 387 | House P2 | 0.100 | | £179.76 |
| 388 | House P2 | 0.100 | | £179.76 |
| 389 | House P2 | 0.100 | | £179.76 |
| 390 | House P2 | 0.100 | | £179.76 |
| 391 | House P2 | 0.100 | | £179.76 |
| 392 | House P2 | 0.100 | | £179.76 |
| 393 | House P2 | 0.100 | | £179.76 |
| 394 | House P2 | 0.100 | | £179.76 |
| 395 | House P2 | 0.100 | | £179.76 |
| 396 | House P2 | 0.100 | | £179.76 |
| 397 | House P2 | 0.100 | | £179.76 |
| 398 | House P2 | 0.100 | | £179.76 |
| 399 | House P2 | 0.100 | | £179.76 |
| 400 | House P2 | 0.100 | | £179.76 |

Service Charge apportionments (cont.)

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|----------|---------------|--------------------------|------------------|
| 401 | House P2 | 0.100 | | £179.76 |
| 402 | House P2 | 0.100 | | £179.76 |
| 403 | House P2 | 0.100 | | £179.76 |
| 404 | House P2 | 0.100 | | £179.76 |
| 405 | House P2 | 0.100 | | £179.76 |
| 406 | House P2 | 0.100 | | £179.76 |
| 407 | House P2 | 0.100 | | £179.76 |
| 408 | House P2 | 0.100 | | £179.76 |
| 409 | House P2 | 0.100 | | £179.76 |
| 410 | House P2 | 0.100 | | £179.76 |
| 411 | House P2 | 0.100 | | £179.76 |
| 412 | House P2 | 0.100 | | £179.76 |
| 413 | House P2 | 0.100 | | £179.76 |
| 414 | House P2 | 0.100 | | £179.76 |
| 415 | House P2 | 0.100 | | £179.76 |
| 416 | House P2 | 0.100 | | £179.76 |
| 417 | House P2 | 0.100 | | £179.76 |
| 418 | House P2 | 0.100 | | £179.76 |
| 419 | House P2 | 0.100 | | £179.76 |
| 420 | House P2 | 0.100 | | £179.76 |
| 421 | House P2 | 0.100 | | £179.76 |
| 422 | House P2 | 0.100 | | £179.76 |
| 423 | House P2 | 0.100 | | £179.76 |
| 424 | House P2 | 0.100 | | £179.76 |
| 425 | House P2 | 0.100 | | £179.76 |
| 426 | House P2 | 0.100 | | £179.76 |
| 427 | House P2 | 0.100 | | £179.76 |
| 428 | House P2 | 0.100 | | £179.76 |
| 429 | House P2 | 0.100 | | £179.76 |
| 430 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 431 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 432 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 433 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 434 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 435 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 436 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 437 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 438 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 439 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 440 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 441 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 442 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 443 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 444 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 445 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 446 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 447 | Flat P2 | 0.100 | 1.163 | £349.76 |
| 448 | Flat | 0.100 | | £179.76 |
| 449 | House | 0.100 | | £179.76 |
| 450 | House | 0.100 | | £179.76 |

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|-------|---------------|--------------------------|------------------|
| 451 | House | 0.100 | | £179.76 |
| 452 | House | 0.100 | | £179.76 |
| 453 | House | 0.100 | | £179.76 |
| 454 | House | 0.100 | | £179.76 |
| 455 | House | 0.100 | | £179.76 |
| 456 | House | 0.100 | | £179.76 |
| 457 | House | 0.100 | | £179.76 |
| 458 | House | 0.100 | | £179.76 |
| 459 | House | 0.100 | | £179.76 |
| 460 | House | 0.100 | | £179.76 |
| 461 | House | 0.100 | | £179.76 |
| 462 | House | 0.100 | | £179.76 |
| 463 | House | 0.100 | | £179.76 |
| 464 | House | 0.100 | | £179.76 |
| 465 | House | 0.100 | | £179.76 |
| 466 | House | 0.100 | | £179.76 |
| 467 | House | 0.100 | | £179.76 |
| 468 | House | 0.100 | | £179.76 |
| 469 | House | 0.100 | | £179.76 |
| 470 | House | 0.100 | | £179.76 |
| 471 | House | 0.100 | | £179.76 |
| 472 | House | 0.100 | | £179.76 |
| 473 | House | 0.100 | | £179.76 |
| 474 | House | 0.100 | | £179.76 |
| 475 | House | 0.100 | | £179.76 |
| 476 | House | 0.100 | | £179.76 |
| 477 | House | 0.100 | | £179.76 |
| 478 | House | 0.100 | | £179.76 |
| 479 | House | 0.100 | | £179.76 |
| 480 | House | 0.100 | | £179.76 |
| 481 | House | 0.100 | | £179.76 |
| 482 | House | 0.100 | | £179.76 |
| 483 | House | 0.100 | | £179.76 |
| 484 | House | 0.100 | | £179.76 |
| 485 | House | 0.100 | | £179.76 |
| 486 | House | 0.100 | | £179.76 |
| 487 | House | 0.100 | | £179.76 |
| 488 | House | 0.100 | | £179.76 |
| 489 | House | 0.100 | | £179.76 |
| 490 | House | 0.100 | | £179.76 |
| 491 | House | 0.100 | | £179.76 |
| 492 | House | 0.100 | | £179.76 |
| 493 | House | 0.100 | | £179.76 |
| 494 | House | 0.100 | | £179.76 |
| 495 | House | 0.100 | | £179.76 |
| 496 | House | 0.100 | | £179.76 |
| 497 | House | 0.100 | | £179.76 |
| 498 | House | 0.100 | | £179.76 |
| 499 | House | 0.100 | | £179.76 |
| 500 | House | 0.100 | | £179.76 |

Service Charge apportionments (cont.)

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|-------|---------------|--------------------------|------------------|
| 501 | House | 0.100 | | £179.76 |
| 502 | House | 0.100 | | £179.76 |
| 503 | House | 0.100 | | £179.76 |
| 504 | House | 0.100 | | £179.76 |
| 505 | House | 0.100 | | £179.76 |
| 506 | House | 0.100 | | £179.76 |
| 507 | House | 0.100 | | £179.76 |
| 508 | House | 0.100 | | £179.76 |
| 509 | House | 0.100 | | £179.76 |
| 510 | House | 0.100 | | £179.76 |
| 511 | House | 0.100 | | £179.76 |
| 512 | House | 0.100 | | £179.76 |
| 513 | House | 0.100 | | £179.76 |
| 514 | House | 0.100 | | £179.76 |
| 515 | House | 0.100 | | £179.76 |
| 516 | House | 0.100 | | £179.76 |
| 517 | House | 0.100 | | £179.76 |
| 518 | House | 0.100 | | £179.76 |
| 519 | House | 0.100 | | £179.76 |
| 520 | House | 0.100 | | £179.76 |
| 521 | House | 0.100 | | £179.76 |
| 522 | House | 0.100 | | £179.76 |
| 523 | House | 0.100 | | £179.76 |
| 524 | House | 0.100 | | £179.76 |
| 525 | House | 0.100 | | £179.76 |
| 526 | House | 0.100 | | £179.76 |
| 527 | House | 0.100 | | £179.76 |
| 528 | House | 0.100 | | £179.76 |
| 529 | House | 0.100 | | £179.76 |
| 530 | House | 0.100 | | £179.76 |
| 531 | House | 0.100 | | £179.76 |
| 532 | House | 0.100 | | £179.76 |
| 533 | House | 0.100 | | £179.76 |
| 534 | House | 0.100 | | £179.76 |
| 535 | House | 0.100 | | £179.76 |
| 536 | House | 0.100 | | £179.76 |
| 537 | House | 0.100 | | £179.76 |
| 538 | House | 0.100 | | £179.76 |
| 539 | House | 0.100 | | £179.76 |
| 540 | House | 0.100 | | £179.76 |
| 541 | House | 0.100 | | £179.76 |
| 542 | House | 0.100 | | £179.76 |
| 543 | House | 0.100 | | £179.76 |
| 544 | House | 0.100 | | £179.76 |
| 545 | House | 0.100 | | £179.76 |
| 546 | House | 0.100 | | £179.76 |
| 547 | House | 0.100 | | £179.76 |
| 548 | House | 0.100 | | £179.76 |
| 549 | House | 0.100 | | £179.76 |
| 550 | House | 0.100 | | £179.76 |

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|-------|---------------|--------------------------|------------------|
| 551 | House | 0.100 | | £179.76 |
| 552 | House | 0.100 | | £179.76 |
| 553 | House | 0.100 | | £179.76 |
| 554 | House | 0.100 | | £179.76 |
| 555 | House | 0.100 | | £179.76 |
| 556 | House | 0.100 | | £179.76 |
| 557 | House | 0.100 | | £179.76 |
| 558 | House | 0.100 | | £179.76 |
| 559 | House | 0.100 | | £179.76 |
| 560 | House | 0.100 | | £179.76 |
| 561 | House | 0.100 | | £179.76 |
| 562 | House | 0.100 | | £179.76 |
| 563 | House | 0.100 | | £179.76 |
| 564 | House | 0.100 | | £179.76 |
| 565 | House | 0.100 | | £179.76 |
| 566 | House | 0.100 | | £179.76 |
| 567 | House | 0.100 | | £179.76 |
| 568 | House | 0.100 | | £179.76 |
| 569 | House | 0.100 | | £179.76 |
| 570 | House | 0.100 | | £179.76 |
| 571 | House | 0.100 | | £179.76 |
| 572 | House | 0.100 | | £179.76 |
| 573 | House | 0.100 | | £179.76 |
| 574 | House | 0.100 | | £179.76 |
| 575 | House | 0.100 | | £179.76 |
| 576 | House | 0.100 | | £179.76 |
| 577 | House | 0.100 | | £179.76 |
| 578 | House | 0.100 | | £179.76 |
| 579 | House | 0.100 | | £179.76 |
| 580 | House | 0.100 | | £179.76 |
| 581 | House | 0.100 | | £179.76 |
| 582 | House | 0.100 | | £179.76 |
| 583 | House | 0.100 | | £179.76 |
| 584 | House | 0.100 | | £179.76 |
| 585 | House | 0.100 | | £179.76 |
| 586 | House | 0.100 | | £179.76 |
| 587 | House | 0.100 | | £179.76 |
| 588 | House | 0.100 | | £179.76 |
| 589 | House | 0.100 | | £179.76 |
| 590 | House | 0.100 | | £179.76 |
| 591 | House | 0.100 | | £179.76 |
| 592 | House | 0.100 | | £179.76 |
| 593 | House | 0.100 | | £179.76 |
| 594 | House | 0.100 | | £179.76 |
| 595 | House | 0.100 | | £179.76 |
| 596 | House | 0.100 | | £179.76 |
| 597 | House | 0.100 | | £179.76 |
| 598 | House | 0.100 | | £179.76 |
| 599 | House | 0.100 | | £179.76 |
| 600 | House | 0.100 | | £179.76 |

Service Charge apportionments (cont.)

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|-------|---------------|--------------------------|------------------|
| 601 | House | 0.100 | | £179.76 |
| 602 | House | 0.100 | | £179.76 |
| 603 | House | 0.100 | | £179.76 |
| 604 | House | 0.100 | | £179.76 |
| 605 | House | 0.100 | | £179.76 |
| 606 | House | 0.100 | | £179.76 |
| 607 | House | 0.100 | | £179.76 |
| 608 | House | 0.100 | | £179.76 |
| 609 | House | 0.100 | | £179.76 |
| 610 | House | 0.100 | | £179.76 |
| 611 | House | 0.100 | | £179.76 |
| 612 | House | 0.100 | | £179.76 |
| 613 | House | 0.100 | | £179.76 |
| 614 | House | 0.100 | | £179.76 |
| 615 | House | 0.100 | | £179.76 |
| 616 | House | 0.100 | | £179.76 |
| 617 | House | 0.100 | | £179.76 |
| 618 | House | 0.100 | | £179.76 |
| 619 | House | 0.100 | | £179.76 |
| 620 | House | 0.100 | | £179.76 |
| 621 | House | 0.100 | | £179.76 |
| 622 | House | 0.100 | | £179.76 |
| 623 | House | 0.100 | | £179.76 |
| 624 | House | 0.100 | | £179.76 |
| 625 | House | 0.100 | | £179.76 |
| 626 | House | 0.100 | | £179.76 |
| 627 | House | 0.100 | | £179.76 |
| 628 | House | 0.100 | | £179.76 |
| 629 | House | 0.100 | | £179.76 |
| 630 | House | 0.100 | | £179.76 |
| 631 | House | 0.100 | | £179.76 |
| 632 | House | 0.100 | | £179.76 |
| 633 | House | 0.100 | | £179.76 |
| 634 | House | 0.100 | | £179.76 |
| 635 | House | 0.100 | | £179.76 |
| 636 | House | 0.100 | | £179.76 |
| 637 | House | 0.100 | | £179.76 |
| 638 | House | 0.100 | | £179.76 |
| 639 | House | 0.100 | | £179.76 |
| 640 | House | 0.100 | | £179.76 |
| 641 | House | 0.100 | | £179.76 |
| 642 | House | 0.100 | | £179.76 |
| 643 | House | 0.100 | | £179.76 |
| 644 | House | 0.100 | | £179.76 |
| 645 | House | 0.100 | | £179.76 |
| 646 | House | 0.100 | | £179.76 |
| 647 | House | 0.100 | | £179.76 |
| 648 | House | 0.100 | | £179.76 |
| 649 | House | 0.100 | | £179.76 |
| 650 | House | 0.100 | | £179.76 |

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|-------|---------------|--------------------------|------------------|
| 651 | House | 0.100 | | £179.76 |
| 652 | House | 0.100 | | £179.76 |
| 653 | House | 0.100 | | £179.76 |
| 654 | House | 0.100 | | £179.76 |
| 655 | House | 0.100 | | £179.76 |
| 656 | House | 0.100 | | £179.76 |
| 657 | House | 0.100 | | £179.76 |
| 658 | House | 0.100 | | £179.76 |
| 659 | House | 0.100 | | £179.76 |
| 660 | House | 0.100 | | £179.76 |
| 661 | House | 0.100 | | £179.76 |
| 662 | House | 0.100 | | £179.76 |
| 663 | House | 0.100 | | £179.76 |
| 664 | House | 0.100 | | £179.76 |
| 665 | House | 0.100 | | £179.76 |
| 666 | House | 0.100 | | £179.76 |
| 667 | House | 0.100 | | £179.76 |
| 668 | House | 0.100 | | £179.76 |
| 669 | House | 0.100 | | £179.76 |
| 670 | House | 0.100 | | £179.76 |
| 671 | House | 0.100 | | £179.76 |
| 672 | House | 0.100 | | £179.76 |
| 673 | House | 0.100 | | £179.76 |
| 674 | House | 0.100 | | £179.76 |
| 675 | House | 0.100 | | £179.76 |
| 676 | House | 0.100 | | £179.76 |
| 677 | House | 0.100 | | £179.76 |
| 678 | House | 0.100 | | £179.76 |
| 679 | House | 0.100 | | £179.76 |
| 680 | House | 0.100 | | £179.76 |
| 681 | House | 0.100 | | £179.76 |
| 682 | House | 0.100 | | £179.76 |
| 683 | House | 0.100 | | £179.76 |
| 684 | House | 0.100 | | £179.76 |
| 685 | House | 0.100 | | £179.76 |
| 686 | House | 0.100 | | £179.76 |
| 687 | House | 0.100 | | £179.76 |
| 688 | House | 0.100 | | £179.76 |
| 689 | House | 0.100 | | £179.76 |
| 690 | House | 0.100 | | £179.76 |
| 691 | House | 0.100 | | £179.76 |
| 692 | House | 0.100 | | £179.76 |
| 693 | House | 0.100 | | £179.76 |
| 694 | House | 0.100 | | £179.76 |
| 695 | House | 0.100 | | £179.76 |
| 696 | House | 0.100 | | £179.76 |
| 697 | House | 0.100 | | £179.76 |
| 698 | House | 0.100 | | £179.76 |
| 699 | House | 0.100 | | £179.76 |
| 700 | House | 0.100 | | £179.76 |

Service Charge apportionments (cont.)

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|-------|---------------|--------------------------|------------------|
| 701 | House | 0.100 | | £179.76 |
| 702 | House | 0.100 | | £179.76 |
| 703 | House | 0.100 | | £179.76 |
| 704 | House | 0.100 | | £179.76 |
| 705 | House | 0.100 | | £179.76 |
| 706 | House | 0.100 | | £179.76 |
| 707 | House | 0.100 | | £179.76 |
| 708 | House | 0.100 | | £179.76 |
| 709 | House | 0.100 | | £179.76 |
| 710 | House | 0.100 | | £179.76 |
| 711 | House | 0.100 | | £179.76 |
| 712 | House | 0.100 | | £179.76 |
| 713 | House | 0.100 | | £179.76 |
| 714 | House | 0.100 | | £179.76 |
| 715 | House | 0.100 | | £179.76 |
| 716 | House | 0.100 | | £179.76 |
| 717 | House | 0.100 | | £179.76 |
| 718 | House | 0.100 | | £179.76 |
| 719 | House | 0.100 | | £179.76 |
| 720 | House | 0.100 | | £179.76 |
| 721 | House | 0.100 | | £179.76 |
| 722 | House | 0.100 | | £179.76 |
| 723 | House | 0.100 | | £179.76 |
| 724 | House | 0.100 | | £179.76 |
| 725 | House | 0.100 | | £179.76 |
| 726 | House | 0.100 | | £179.76 |
| 727 | House | 0.100 | | £179.76 |
| 728 | House | 0.100 | | £179.76 |
| 729 | House | 0.100 | | £179.76 |
| 730 | House | 0.100 | | £179.76 |
| 731 | House | 0.100 | | £179.76 |
| 732 | House | 0.100 | | £179.76 |
| 733 | House | 0.100 | | £179.76 |
| 734 | House | 0.100 | | £179.76 |
| 735 | House | 0.100 | | £179.76 |
| 736 | House | 0.100 | | £179.76 |
| 737 | House | 0.100 | | £179.76 |
| 738 | House | 0.100 | | £179.76 |
| 739 | House | 0.100 | | £179.76 |
| 740 | House | 0.100 | | £179.76 |
| 741 | House | 0.100 | | £179.76 |
| 742 | House | 0.100 | | £179.76 |
| 743 | House | 0.100 | | £179.76 |
| 744 | House | 0.100 | | £179.76 |
| 745 | House | 0.100 | | £179.76 |
| 746 | House | 0.100 | | £179.76 |
| 747 | House | 0.100 | | £179.76 |
| 748 | House | 0.100 | | £179.76 |
| 749 | House | 0.100 | | £179.76 |
| 750 | House | 0.100 | | £179.76 |
| 751 | House | 0.100 | | £179.76 |

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|-------|---------------|--------------------------|------------------|
| 752 | House | 0.100 | | £179.76 |
| 753 | House | 0.100 | | £179.76 |
| 754 | House | 0.100 | | £179.76 |
| 755 | House | 0.100 | | £179.76 |
| 756 | House | 0.100 | | £179.76 |
| 757 | House | 0.100 | | £179.76 |
| 758 | House | 0.100 | | £179.76 |
| 759 | House | 0.100 | | £179.76 |
| 760 | House | 0.100 | | £179.76 |
| 761 | House | 0.100 | | £179.76 |
| 762 | House | 0.100 | | £179.76 |
| 763 | House | 0.100 | | £179.76 |
| 764 | House | 0.100 | | £179.76 |
| 765 | House | 0.100 | | £179.76 |
| 766 | House | 0.100 | | £179.76 |
| 767 | House | 0.100 | | £179.76 |
| 768 | House | 0.100 | | £179.76 |
| 769 | House | 0.100 | | £179.76 |
| 770 | House | 0.100 | | £179.76 |
| 771 | House | 0.100 | | £179.76 |
| 772 | House | 0.100 | | £179.76 |
| 773 | House | 0.100 | | £179.76 |
| 774 | House | 0.100 | | £179.76 |
| 775 | House | 0.100 | | £179.76 |
| 776 | House | 0.100 | | £179.76 |
| 777 | House | 0.100 | | £179.76 |
| 778 | House | 0.100 | | £179.76 |
| 779 | House | 0.100 | | £179.76 |
| 780 | House | 0.100 | | £179.76 |
| 781 | House | 0.100 | | £179.76 |
| 782 | House | 0.100 | | £179.76 |
| 783 | House | 0.100 | | £179.76 |
| 784 | House | 0.100 | | £179.76 |
| 785 | House | 0.100 | | £179.76 |
| 786 | House | 0.100 | | £179.76 |
| 787 | House | 0.100 | | £179.76 |
| 788 | House | 0.100 | | £179.76 |
| 789 | House | 0.100 | | £179.76 |
| 790 | House | 0.100 | | £179.76 |
| 791 | House | 0.100 | | £179.76 |
| 792 | House | 0.100 | | £179.76 |
| 793 | House | 0.100 | | £179.76 |
| 794 | House | 0.100 | | £179.76 |
| 795 | House | 0.100 | | £179.76 |
| 796 | House | 0.100 | | £179.76 |
| 797 | House | 0.100 | | £179.76 |
| 798 | House | 0.100 | | £179.76 |
| 799 | House | 0.100 | | £179.76 |
| 800 | House | 0.100 | | £179.76 |
| 801 | House | 0.100 | | £179.76 |
| 802 | House | 0.100 | | £179.76 |

Service Charge apportionments (cont.)

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|-------|---------------|--------------------------|------------------|
| 803 | House | 0.100 | | £179.76 |
| 804 | House | 0.100 | | £179.76 |
| 805 | House | 0.100 | | £179.76 |
| 806 | House | 0.100 | | £179.76 |
| 807 | House | 0.100 | | £179.76 |
| 808 | House | 0.100 | | £179.76 |
| 809 | House | 0.100 | | £179.76 |
| 810 | House | 0.100 | | £179.76 |
| 811 | House | 0.100 | | £179.76 |
| 812 | House | 0.100 | | £179.76 |
| 813 | House | 0.100 | | £179.76 |
| 814 | House | 0.100 | | £179.76 |
| 815 | House | 0.100 | | £179.76 |
| 816 | House | 0.100 | | £179.76 |
| 817 | House | 0.100 | | £179.76 |
| 818 | House | 0.100 | | £179.76 |
| 819 | House | 0.100 | | £179.76 |
| 820 | House | 0.100 | | £179.76 |
| 821 | House | 0.100 | | £179.76 |
| 822 | House | 0.100 | | £179.76 |
| 823 | House | 0.100 | | £179.76 |
| 824 | House | 0.100 | | £179.76 |
| 825 | House | 0.100 | | £179.76 |
| 826 | House | 0.100 | | £179.76 |
| 827 | House | 0.100 | | £179.76 |
| 828 | House | 0.100 | | £179.76 |
| 829 | House | 0.100 | | £179.76 |
| 830 | House | 0.100 | | £179.76 |
| 831 | House | 0.100 | | £179.76 |
| 832 | House | 0.100 | | £179.76 |
| 833 | House | 0.100 | | £179.76 |
| 834 | House | 0.100 | | £179.76 |
| 835 | House | 0.100 | | £179.76 |
| 836 | House | 0.100 | | £179.76 |
| 837 | House | 0.100 | | £179.76 |
| 838 | House | 0.100 | | £179.76 |
| 839 | House | 0.100 | | £179.76 |
| 840 | House | 0.100 | | £179.76 |
| 841 | House | 0.100 | | £179.76 |
| 842 | House | 0.100 | | £179.76 |
| 843 | House | 0.100 | | £179.76 |
| 844 | House | 0.100 | | £179.76 |
| 845 | House | 0.100 | | £179.76 |
| 846 | House | 0.100 | | £179.76 |
| 847 | House | 0.100 | | £179.76 |
| 848 | House | 0.100 | | £179.76 |
| 849 | House | 0.100 | | £179.76 |
| 850 | House | 0.100 | | £179.76 |
| 851 | House | 0.100 | | £179.76 |
| 852 | House | 0.100 | | £179.76 |
| 853 | House | 0.100 | | £179.76 |

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|-------|---------------|--------------------------|------------------|
| 854 | House | 0.100 | | £179.76 |
| 855 | House | 0.100 | | £179.76 |
| 856 | House | 0.100 | | £179.76 |
| 857 | House | 0.100 | | £179.76 |
| 858 | House | 0.100 | | £179.76 |
| 859 | House | 0.100 | | £179.76 |
| 860 | House | 0.100 | | £179.76 |
| 861 | House | 0.100 | | £179.76 |
| 862 | House | 0.100 | | £179.76 |
| 863 | House | 0.100 | | £179.76 |
| 864 | House | 0.100 | | £179.76 |
| 865 | House | 0.100 | | £179.76 |
| 866 | House | 0.100 | | £179.76 |
| 867 | House | 0.100 | | £179.76 |
| 868 | House | 0.100 | | £179.76 |
| 869 | House | 0.100 | | £179.76 |
| 870 | House | 0.100 | | £179.76 |
| 871 | House | 0.100 | | £179.76 |
| 872 | House | 0.100 | | £179.76 |
| 873 | House | 0.100 | | £179.76 |
| 874 | House | 0.100 | | £179.76 |
| 875 | House | 0.100 | | £179.76 |
| 876 | House | 0.100 | | £179.76 |
| 877 | House | 0.100 | | £179.76 |
| 878 | House | 0.100 | | £179.76 |
| 879 | House | 0.100 | | £179.76 |
| 880 | House | 0.100 | | £179.76 |
| 881 | House | 0.100 | | £179.76 |
| 882 | House | 0.100 | | £179.76 |
| 883 | House | 0.100 | | £179.76 |
| 884 | House | 0.100 | | £179.76 |
| 885 | House | 0.100 | | £179.76 |
| 886 | House | 0.100 | | £179.76 |
| 887 | House | 0.100 | | £179.76 |
| 888 | House | 0.100 | | £179.76 |
| 889 | House | 0.100 | | £179.76 |
| 890 | House | 0.100 | | £179.76 |
| 891 | House | 0.100 | | £179.76 |
| 892 | House | 0.100 | | £179.76 |
| 893 | House | 0.100 | | £179.76 |
| 894 | House | 0.100 | | £179.76 |
| 895 | House | 0.100 | | £179.76 |
| 896 | House | 0.100 | | £179.76 |
| 897 | House | 0.100 | | £179.76 |
| 898 | House | 0.100 | | £179.76 |
| 899 | House | 0.100 | | £179.76 |
| 900 | House | 0.100 | | £179.76 |
| 901 | House | 0.100 | | £179.76 |
| 902 | House | 0.100 | | £179.76 |
| 903 | House | 0.100 | | £179.76 |
| 904 | House | 0.100 | | £179.76 |

Service Charge apportionments (cont.)

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|-------|---------------|--------------------------|------------------|
| 905 | House | 0.100 | | £179.76 |
| 906 | House | 0.100 | | £179.76 |
| 907 | House | 0.100 | | £179.76 |
| 908 | House | 0.100 | | £179.76 |
| 909 | House | 0.100 | | £179.76 |
| 910 | House | 0.100 | | £179.76 |
| 911 | House | 0.100 | | £179.76 |
| 912 | House | 0.100 | | £179.76 |
| 913 | House | 0.100 | | £179.76 |
| 914 | House | 0.100 | | £179.76 |
| 915 | House | 0.100 | | £179.76 |
| 916 | House | 0.100 | | £179.76 |
| 917 | House | 0.100 | | £179.76 |
| 918 | House | 0.100 | | £179.76 |
| 919 | House | 0.100 | | £179.76 |
| 920 | House | 0.100 | | £179.76 |
| 921 | House | 0.100 | | £179.76 |
| 922 | House | 0.100 | | £179.76 |
| 923 | House | 0.100 | | £179.76 |
| 924 | House | 0.100 | | £179.76 |
| 925 | House | 0.100 | | £179.76 |
| 926 | House | 0.100 | | £179.76 |
| 927 | House | 0.100 | | £179.76 |
| 928 | House | 0.100 | | £179.76 |
| 929 | House | 0.100 | | £179.76 |
| 930 | House | 0.100 | | £179.76 |
| 931 | House | 0.100 | | £179.76 |
| 932 | House | 0.100 | | £179.76 |
| 933 | House | 0.100 | | £179.76 |
| 934 | House | 0.100 | | £179.76 |
| 935 | House | 0.100 | | £179.76 |
| 936 | House | 0.100 | | £179.76 |
| 937 | House | 0.100 | | £179.76 |
| 938 | House | 0.100 | | £179.76 |
| 939 | House | 0.100 | | £179.76 |
| 940 | House | 0.100 | | £179.76 |
| 941 | House | 0.100 | | £179.76 |
| 942 | House | 0.100 | | £179.76 |
| 943 | House | 0.100 | | £179.76 |
| 944 | House | 0.100 | | £179.76 |
| 945 | House | 0.100 | | £179.76 |
| 946 | House | 0.100 | | £179.76 |
| 947 | House | 0.100 | | £179.76 |
| 948 | House | 0.100 | | £179.76 |
| 949 | House | 0.100 | | £179.76 |
| 950 | House | 0.100 | | £179.76 |
| 951 | House | 0.100 | | £179.76 |
| 952 | House | 0.100 | | £179.76 |
| 953 | House | 0.100 | | £179.76 |
| 954 | House | 0.100 | | £179.76 |
| 955 | House | 0.100 | | £179.76 |

| Plot | Type | Estate 1/1003 | Apartments EVCP 86 Flats | Total Per Unit £ |
|------|-------|---------------|--------------------------|------------------|
| 956 | House | 0.100 | | £179.76 |
| 957 | House | 0.100 | | £179.76 |
| 958 | House | 0.100 | | £179.76 |
| 959 | House | 0.100 | | £179.76 |
| 960 | House | 0.100 | | £179.76 |
| 961 | House | 0.100 | | £179.76 |
| 962 | House | 0.100 | | £179.76 |
| 963 | House | 0.100 | | £179.76 |
| 964 | House | 0.100 | | £179.76 |
| 965 | House | 0.100 | | £179.76 |
| 966 | House | 0.100 | | £179.76 |
| 967 | House | 0.100 | | £179.76 |
| 968 | House | 0.100 | | £179.76 |
| 969 | House | 0.100 | | £179.76 |
| 970 | House | 0.100 | | £179.76 |
| 971 | House | 0.100 | | £179.76 |
| 972 | House | 0.100 | | £179.76 |
| 973 | House | 0.100 | | £179.76 |
| 974 | House | 0.100 | | £179.76 |
| 975 | House | 0.100 | | £179.76 |
| 976 | House | 0.100 | | £179.76 |
| 977 | House | 0.100 | | £179.76 |
| 978 | House | 0.100 | | £179.76 |
| 979 | House | 0.100 | | £179.76 |
| 980 | House | 0.100 | | £179.76 |
| 981 | House | 0.100 | | £179.76 |
| 982 | House | 0.100 | | £179.76 |
| 983 | House | 0.100 | | £179.76 |
| 984 | House | 0.100 | | £179.76 |
| 985 | House | 0.100 | | £179.76 |
| 986 | House | 0.100 | | £179.76 |
| 987 | House | 0.100 | | £179.76 |
| 988 | House | 0.100 | | £179.76 |
| 989 | House | 0.100 | | £179.76 |
| 990 | House | 0.100 | | £179.76 |
| 991 | House | 0.100 | | £179.76 |
| 992 | House | 0.100 | | £179.76 |
| 993 | House | 0.100 | | £179.76 |
| 994 | House | 0.100 | | £179.76 |
| 995 | House | 0.100 | | £179.76 |
| 996 | House | 0.100 | | £179.76 |
| 997 | House | 0.100 | | £179.76 |
| 998 | House | 0.100 | | £179.76 |
| 999 | House | 0.100 | | £179.76 |
| 1000 | House | 0.100 | | £179.76 |
| 1001 | House | 0.100 | | £179.76 |
| 1002 | House | 0.100 | | £179.76 |
| 1003 | House | 0.100 | | £179.76 |

| | | |
|--------|--------|-------------|
| 100.00 | 100.00 | £194,915.39 |
|--------|--------|-------------|

Service Charge explanatory notes

The following budgeted provisions show the anticipated cost of employing maintenance contractors, for general maintenance work. It should be noted this is an indicative specification, based on plans provided to us. In order for all aspects of contractor's work to be completed it is assumed that all plots will be legally completed, and all areas are capable of being maintained.

Maintenance

GROUNDS, ROADWAY MAINTENANCE & DRIVEWAYS

The grounds maintenance will be carried out by an appointed contractor. They will visit 20 times per year to undertake the following specification of works:

- Low level grassed areas to be cut upon each visit
- All lawn edges and pathway edges will be strimmed and kept level
- All plants will be free from dead or diseased wood
- Deadheading of suitable shrubs and pruned according to nature, aspect and species
- Pruning to promote growth, vigour and flowering
- Borders and beds with mulch finishes will be weeded then hoed
- Litter and loose-leaf removal
- Weed removal
- Maintain planted beds and bulbs
- Keep weed colonization at a minimum and acceptable level
- Hard sweeping of all managed hard standing areas to remove any weed or moss growth
- Keep all managed hard landscaped areas in safe condition and free of debris, litter, graffiti and dog waste

SPORTS PAVILION MAINTENANCE

Cleaning services will be provided to the internal areas of the pavilion. They will visit 52 times a year and the specification of works includes:

- Pick up litter, circulars and leaflets and dispose of same
- Thoroughly sweep all internal hard flat surfaces to include lifting and sweeping under mats
- Wash and mop all internal hard flat surfaces, including stair treads

Service Charge explanatory notes (cont.)

- Wash all internal handrails, balustrades, skirting and ledges
- Wipe all sockets, switches, communal entry systems, letterboxes and door frames
- Spot clean walls and wash paintwork as necessary
- Wash all communal entrance doors, including internal and external glass
- Polish brass or other highly polished metal surfaces with suitable polish
- Clean all mirrored surfaces
- Empty any internal bins
- Bin and bike store sweeping and tidying
- Report any maintenance issues to head office in the first instance

General provisions

REPAIRS & RENEWALS

An allowance for any minor or ad-hoc repairs and maintenance is put in place for areas under management jurisdiction.

EV CHARGING POINT MAINTENANCE & INSPECTION

A contract will be in place for the Electric Vehicle Charing Points, this includes an annual inspection of the 86 charging points as well as servicing and maintaining in accordance with the current legislation.

Utilities

EXTERNAL ELECTRICITY (BOLLARDS)

Supply and billing costs for the landlord's electricity supply. This considers the external lighting bollards within the communal areas on the development.

WATER (LANDLORDS SUPPLY)

An initial allowance for the anticipated supply of water to the pavilion on the development.

BUSINESS RATES – SPORTS PAVILION

This provision is for the costs of local council business rates.

Service Charge explanatory notes (cont.)

SPORTS PAVILION ELECTRICITY

Anticipated supply and billing costs for the landlord's electricity supply. This considers the lighting, fire alarm systems, power sockets and any other electrical items within the communal areas on the pavilion.

Statutory risk assessments

HEALTH & SAFETY

A Health & Safety Inspection and Assessment to be undertaken on an annual basis to the communal management areas. A full report will be supplied, and any recommendations dealt with immediately.

ROSPA INSPECTION AND ASSESSMENT

An annual inspection and assessment of the play equipment and environment will be undertaken by a ROSPA certified inspector.

PROPERTY INSPECTIONS

Property Inspections are carried out periodically and reported on to reduce health and safety risk factors. The Inspector will also alert the Property Management Team of any other issues which may need to be progressed either with the client, residents, or both.

ARBORICURLURAL & ECOLOGICAL INSPECTION

An annual inspection and assessment of all trees within the managed areas will be completed, with a report of any recommended works passed over to Gateway.

ANNUAL FIRE MAINTENANCE - PAVILION

A maintenance contract will be put in place to inspect and test the fire and smoke detection equipment including emergency lighting and smoke alarms. These service visits are required to ensure the equipment is fully functioning in the event of an emergency.

Service Charge explanatory notes (cont.)

Professional fees

MANAGEMENT FEES

These are Gateway's fixed fees including VAT per annum to manage the development on behalf of the management Company and in accordance with the Lease/TP1 terms and Memorandum and Articles of Association.

- Preparing and distributing the annual service charge budget
- Preparing and distributing the year end service charge accounts
- Ensuring the health & Safety and fire risk annual report is undertaken and any points are addressed
- Arranging any necessary insurances for the development and the directors of the management company
- Managing period services to the development, e.g. landscape maintenance
- Contractor liaising
- Overseeing any necessary repairs which may be required to the managed areas
- Liaising with residents
- Periodic site inspections
- Residents correspondence
- Managing the covenants of the Lease/TP1 document
- Debt recovery

COMPANY ADMINISTRATION CHARGE

A provision for carrying out the company secretary duties annually on behalf of the Management Company. This includes but is not limited to:

- Preparing and holding the company's statutory registers electronically
- Preparing all necessary reminders and paperwork for the board to approve and the shareholders to receive the accounts
- Sending reminders about statutory accounts fillings due with Companies House and with HMRC
- Filling the statutory accounts when supplied
- Providing a registered office address
- Providing a Company to hold office as company secretary

Service Charge explanatory notes (cont.)

- Each company is allocated a company administrator, who, for an addition fee, can also assist with any ad hoc work such as changing officers or issuing shares
- Compliance and company administration support
- Notifying Companies House of changes such as directors/secretary, accounting date, registered particulars etc.
- Providing routine secretarial support e.g. Board and General Meeting Minutes, Resolutions, and Notice of Meetings
- Preparing AGM documentation
- Support – We provide specific company secretarial advice and support according to our clients' needs

ACCOUNTANCY FEES

The cost for the preparation and reconciliation of the Year-End Service Charge Accounts, as well as the cost of certification by a third party accounting firm.

BANK CHARGES

This is for the cost of holding the Service Charge in trust, in a commercial account, on behalf of the homeowners.

DORMANT ACCOUNTS

The Residents Management Company will be registered as a Dormant Company at Companies House. This means that the company will not trade as the Service Charge funds are held in trust. Every year, a set of Dormant Accounts are prepared and submitted to Companies House, by Gateway, confirming this.

FILING CHARGE

The cost to file documents at Companies House on behalf of the Residents Management Company.

POSTAGE

All correspondence from Gateway to residents, including the annual Service Charge budget and Year-End accounts.

Service Charge explanatory notes (cont.)

Insurance

DIRECTORS & OFFICERS INSURANCE

Directors and Officers insurance reflects the costs of the premium. This policy covers any costs or losses should a claim be made against a Director of the Management Company.

PUBLIC LIABILITY INSURANCE

Public Liability Insurance will be placed for the Residents Management Company in the event of any third party injuries or damages that occur on the development. This also includes material damage to things like benches, streetlights and the sports pavilion.

BUILDINGS INSURANCE

There would be buildings insurance put in place to insure the fabric of the shared structures on the development, the premium cost would be recovered annually.

Reserves

RESERVE FUND

It is important that a reserve pot is kept and built up over time. This ensures there will be funds to help cover unexpected costs that arise, e.g. emergency works.

Should major works be required down the line, the reserve fund can be used to offset against that.

Service Charge explanatory notes (cont.)

Final note

- a. The agent having reasonably relied upon the Client to provide accurately all relevant information;
- b. Any defect in the Property or plant, machinery, equipment, or materials used for or in the Property;
- c. Any variances in forecast by the Agent of future income and expenditure; and
- d. The act, omission or insolvency of any person other than the Agent

The Agent's liability to make payments on the Client's behalf shall be limited at all times to the amount of funds belonging to the Client at the Agent's disposal after deduction of the Agent's remuneration.

We hope the above information provides an accurate initial evaluation of the managing agent's obligations towards this development. Gateway has extensive experience with large block management, therefore the provisions included have been inspired by current managed developments of a similar size and scope.

Should you require any information or additions to the budget, we would be happy to accommodate your needs and revise the budget accordingly.

Contacting us

Thank you very much for considering our tender proposal.

If you have any queries regarding our proposal or would like to know more about the Gateway Group Family or Companies, please do not hesitate to contact us.

Our Business Development Team will be delighted to assist you.

BUSINESS DEVELOPMENT TEAM

Email: gwbusinessdevelopment@gatewayplc.co.uk

Phone: 01702 443 555

Website: gatewayplc.co.uk/contact-us





Gateway