

St Benedicts Estate, SW17**Estimated cost of services year ending 30 June 2009**

	y/e 2007 estimate	y/e 2007 actual	y/e 2009 estimated	Estate	Flats
Maintenance costs					
Repairs and Maintenance	13,717	5,294	9,000	4,500	4,500
General expenses		2,318			
Cleaning of internal common areas	21,737	18,736	15,000		15,000
Cleaning of external common areas		2,977	7,200	3,600	3,600
Refuse removal			1,000		1,000
Gardening and tree pruning	36,425	36,444	30,000	30,000	
Electricity	4,242	10,566	3,500		3,500
Building and terrorism insurance	23,119	24,477	22,000		22,000
Liability insurances			650	650	
Door entry system	1,272	2,029	1,500		1,500
Administration costs					
Legal and Professional fees	650	266	1,250	1,250	
Health and Safety fees	1,010		1,000	500	500
Audit and accountancy fees	1,057	3,407	3,500	3,500	
Management Company & sundry expenses	905	1,023	500	500	
Managing Agents fees	27,918	27,918	33,150	6,630	26,520
Total estimated cost of services	£132,052	£135,455	£129,250	£51,130	£78,120

Interim charges for the year ending June 2008 were based upon the figures for the previous year, split £57,474 Estate and £74,758 Flats).

In accordance with the documentation relating to St Benedicts Estate we hereby certify that the interim service charge payable for the year ending 30 June 2009 shall be based upon expenditure, including insurances, of £129,250 (split £51,130 Estate and £78,120 Flats) which we consider to be a fair and reasonable interim payment.

Rendall and Rittner Limited

Managing Agent

June 2008

Ref: 393/ML

PERIODIC MAINTENANCE RESERVE 1 JULY 2005 TO 30 JUNE 2009

Basis of Estimates: Actual cost of last External Redecorations (excluding VAT), Clock Tower maintenance, next Internal Redecorations, and an allowance for inflation.

Heading	General £	Leasehold £
Internal Redecorations to Blocks of Flats	23500
Redecorate Blocks of Flats' outsides & common areas	55000
Redecorate estate facilities	5500
Clock Tower	8650
Survey Fees plus CDM fee	1700	9400
Canopy verge repairs etc	12000
Perimeter Fencing	2000	2000
Sub-total	17850	101900
Contingency reserve	25% 4463	25475
LESS Balance at start of year	204896 -30542	-174354
Total over years remaining of four year programme	-8229	-46979
Years remaining of four year programme	1	
Total per year to collect (rounded to nearest pound)	0	0