

St Benedicts Estate, SW17

Estimated cost of services for year ending 30 June 2018

Issued v1.0 - 11 Jun 2017

The order is changed from last year to match the accounts better

| Annual expenditure | Y/E 2017 Estimate | Y/E 2018 Estimate | Estate | Flats | Account Code | Basis |
|---|----------------------|----------------------|----------------|-----------------|-----------------|---|
| Maintenance | | | | | | |
| Repairs and maintenance | £12,500 | £8,500 | £1,000 | £7,500 | GE16 | Estimated cost based on past costs |
| Parking control | Not separate | £680 | £680 | | GE16 | Estimated cost based on past costs (now separated to match accounts) |
| Door entry system | £1,000 | £500 | | £500 | SS01 | Estimated maintenance cost limited as units are being replaced |
| Cleaning of flat common areas | £14,048 | £14,112 | | £14,112 | CL01 | Current contract with new supplier, no indexation this year |
| Bin store cleaning & rubbish removal | £7,852 | £6,984 | £3,492 | £3,492 | RR01 | Current contract with costs included, no indexation this year, split 50/50 |
| Gardening | £29,327 | £30,140 | £15,070 | £15,070 | GA01 | Current contract with costs included, no indexation this year, split 50/50 |
| Tree pruning | £2,500 | £2,500 | £2,500 | | GA04 | Estimated cost at usual level, based on past costs |
| Utilities | | | | | | |
| Electricity | £5,212 | £5,200 | £2,340 | £2,860 | EL01 | Less usage with LED lamps at higher electricity price, split 45/55 by power |
| Professional fees | | | | | | |
| Legal and professional fees | £750 | £500 | £500 | | LP08 | Estimated cost at minimal level as re-charged to properties |
| Managing Agent fees | £42,789 | £43,902 | £8,780 | £35,122 | MF01 | Current contract with contractual 2.6% indexed increase, split 20/80 |
| Accountancy fees | £3,960 | £4,050 | £2,430 | £1,620 | AU01 | Actual agreed cost with 2.3% increase, split 60/40 |
| Health and safety fees | £984 | £998 | £200 | £798 | HS04 | Annual & quarterly inspection costs based on current fees, split 20/80 |
| Management Company & sundry expenses | £300 | £300 | £300 | | LP06 | Estimated cost based on past costs |
| Insurance | | | | | | |
| Buildings insurance | £8,749 | £11,168 | £461 | £10,707 | IN02 | Actual premium, split 4/96 per last valuation, with increased sum & IPT |
| Terrorism insurance | £4,947 | £5,051 | £208 | £4,843 | IN05 | Actual premium, split 4/96 per last valuation, with increased sum & IPT |
| D&O insurance | £357 | £365 | £365 | | IN08 | Actual premium |
| Total estimated annual expenditure | £135,275 | £134,950 | £38,326 | £96,624 | | |
| Non-annual expenditure | | | | | | |
| Estate Reserve Fund Collection | £751 | £2,413 | £2,413 | | RE01 | Estate expenditure including clock tower, portico, paving and contingency |
| Flats Reserve Fund Collection | £12,347 | £14,389 | | £14,389 | RE01 | Flats common expenditure and contingency reserve |
| Flats Reserve A Collection | £1,515 | £1,515 | | £1,515 | RE01 | 7-10 Abbey Drive |
| Flats Reserve B Collection | £1,869 | £1,882 | | £1,882 | RE01 | 21-26 Abbey Drive |
| Flats Reserve C Collection | £1,731 | £1,730 | | £1,730 | RE01 | 31-36 Abbey Drive |
| Flats Reserve D Collection | £1,686 | £1,686 | | £1,686 | RE01 | 17-27 Carlisle Way |
| Flats Reserve E Collection | £2,792 | £3,816 | | £3,816 | RE01 | 31-45 Church Lane |
| Flats Reserve F Collection | £3,327 | £3,327 | | £3,327 | RE01 | 1-23 Limetree Walk |
| Flats Reserve G Collection | £3,735 | £4,101 | | £4,101 | RE01 | 2-24 Limetree Walk |
| Flats Reserve H Collection | £1,542 | £1,807 | | £1,807 | RE01 | 130-133 Rectory Lane |
| Flats Reserve I Collection | £10,635 | £10,955 | | £10,955 | RE01 | 1-71 St Benedicts Close |
| Flats Reserve J Collection | £4,021 | £4,256 | | £4,256 | RE01 | 73-103 St Benedicts Close |
| Flats Reserve K Collection | £4,739 | £5,098 | | £5,098 | RE01 | 105-135 St Benedicts Close |
| Flats Reserve L Collection | £1,827 | £1,827 | | £1,827 | RE01 | 18-28 St Benedicts Close |
| Total estimated non-annual expenditure | £52,517 | £58,802 | £2,413 | £56,389 | | |
| Total estimated expenditure | £187,792 | £193,752 | £40,739 | £153,013 | | |

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 2018 shall be based upon expenditure, including insurances, of £193,752 (split £40,739 Estate and £153,013 Flats), which we consider to be a fair and reasonable interim payment.

Rendall and Rittner Limited, Managing Agent, June 2017

St Benedicts Estate, SW17
Reserve funds for 2015-20
Issued v1.0 - 11 Jun 2017

| Common reserve funds 2017-18 | Basis | Average annual inflation rate allowed for period | 2% | Estate Reserve | Flats Reserves: | Common | Block |
|---|--|--|----------|----------------|-----------------|-----------|----------|
| Periodic maintenance and other costs | | | | | | | |
| Blocks of flats external & internal repair & redecoration | Previous cost in 2015 excl VAT allowing for inflation | | | | | | £128,925 |
| Estate facilities repair & redecoration inc clock tower | Previous cost in 2015 excl VAT allowing for greater degree of repair as deteriorates and inflation | | | £4,303 | | | |
| Surveyor and CDM fees | 10% | | | £430 | | | £12,893 |
| Paving, wall and fencing repair & replacement | | | | £3,428 | | | |
| Communal electrical upgrade & replacement (note 9) | Likely to be required around 40 years after installation, being collected for 2025 | | | 8 | | £5,709 | |
| Communal floor sealing | Previous quotation allowing for inflation | | | | | £5,100 | |
| 3-5 yearly insurance revaluation | Previous cost in 2014 excl VAT assuming done after 5 years allowing for inflation | | | £106 | | £2,544 | |
| 5-yearly electrical testing | Previous cost in 2012 excl VAT allowing for previous low quote and inflation | | | | | £3,478 | |
| Structural engineer check of wall cracking | Previous cost in 2012 excl VAT assuming done after 5 years allowing for inflation | | | | | £1,987 | |
| Total of periodic maintenance excluding VAT | | | | £10,433 | £160,636 | £18,818 | £141,818 |
| Total of periodic maintenance including VAT | VAT rate | 20% | | £12,520 | £192,764 | £22,582 | £170,182 |
| Common reserve funds | | | | | | | |
| Contingency reserve (note 2) | % of periodic maintenance | 40.0% | minimum | £10,000 | £77,106 | £77,106 | |
| Additional reserve to cover arrears | Not available to fund work | | | £0 | | £5,973 | |
| Total to collect over period | | | | £22,520 | | £105,661 | |
| LESS Current reserves | Accounts at 30 June 2016 and authorised expenditure | | | (£15,282) | | (£62,495) | |
| Balance to collect over period | (Block total split by block below) | | | £7,238 | | £43,166 | £170,182 |
| Common reserve funds collection | | | | | | | |
| Collection period | Total years in period | 5 | (note 1) | | | | |
| Collection per year | Years remaining in period | 3 | (note 1) | £2,413 | | £14,389 | |
| Common amount to collect this year | (note 4) | | | £0 | | £0 | |
| Collection in budget 2017-18 | | | | £2,413 | | £14,389 | |

Apportioned below

| Flat blocks reserve funds 2017-18 | Block A | Block B | Block C | Block D | Block E | Block F | Block G | Block H | Block I | Block J | Block K | Block L | Total |
|--|---------------|----------------|----------------|-------------------|-----------------|------------------|------------------|--------------------|----------------|------------------|-------------------|-----------------|------------|
| Addresses | 7-10 Abbey Dr | 21-26 Abbey Dr | 31-36 Abbey Dr | 17-27 Carlisle Wy | 31-45 Church La | 1-23 Limetree Wk | 2-24 Limetree Wk | 130-133 Rectory La | 1-71 St Ben Cl | 73-103 St Ben Cl | 105-135 St Ben Cl | 18-28 St Ben Cl | |
| Number of flats | 4 | 6 | 6 | 6 | 8 | 12 | 12 | 4 | 36 | 16 | 16 | 6 | 132 |
| Proportion (note 3) | 2.923976% | 4.385964% | 4.385964% | 4.385964% | 5.847952% | 8.771928% | 8.771928% | 2.923976% | 27.485376% | 11.695904% | 14.035088% | 4.385964% | 99.999984% |
| Flats reserve funds by block | | | | | | | | | | | | | |
| Common balance to collect over period | £4,976 | £7,464 | £7,464 | £7,464 | £9,952 | £14,928 | £14,928 | £4,976 | £46,775 | £19,904 | £23,885 | £7,464 | £170,180 |
| Entryphone replacement (note 5) | £715 | (done) | £895 | (done) | £715 | £1,790 | £1,790 | (done) | (done) | (done) | (done) | £895 | £6,800 |
| Air brick grilles to deter pest entry (note 6) | (no vents) | | | | | | (done) | (no vents) | £720 | | | | £720 |
| Specific block amounts to collect over period (note 7) | | | | | | | | | | | | | £0 |
| LESS Current block reserves | (£1,146) | (£1,819) | (£3,168) | (£2,405) | £781 | (£6,738) | (£4,415) | £445 | (£14,630) | (£7,135) | (£8,592) | (£2,879) | (£51,701) |
| Balance to collect over period | £4,545 | £5,645 | £5,191 | £5,059 | £11,448 | £9,980 | £12,303 | £5,421 | £32,865 | £12,769 | £15,293 | £5,480 | £125,999 |
| Flats reserve funds collection by block | | | | | | | | | | | | | |
| Collection per year | £1,515 | £1,882 | £1,730 | £1,686 | £3,816 | £3,327 | £4,101 | £1,807 | £10,955 | £4,256 | £5,098 | £1,827 | £42,000 |
| Specific block amounts to collect this year (note 8) | | | | | | | | | | | | | £0 |
| Collection in budget 2017-18 | £1,515 | £1,882 | £1,730 | £1,686 | £3,816 | £3,327 | £4,101 | £1,807 | £10,955 | £4,256 | £5,098 | £1,827 | £42,000 |
| Loaned to reserve fund at date of budget (note 2) | £1,000 | | | | £1,000 | | | £1,500 | | | | | £3,500 |

- (1) The reserve period has been extended from 4 years to 5 years to spread costs and limit service charges, as decided by owners at the 2014 Annual General Meeting.
- (2) The flats contingency reserve is being collected into the old single flats reserve to allow it easily to be loaned to individual block reserves if required, as authorised by owners at the 2011 Annual General Meeting.
- (3) The proportions equal those in which blocks contributed to the old flats reserve and match estimated common expenditure. They vary by the numbers of 1-bedroom and 2-bedroom flats in blocks.
- (4) No work for all blocks requiring payment in the next year is currently envisaged.
- (5) All entryphones that have not already been replaced are life expired, cannot easily be repaired and will be replaced in the 5-year period, cost based on work in 2016, sums allocated are reduced as work is done.
- (6) The survey following the air brick grille trial at 2-24 Limetree Walk was inconclusive, so it is proposed to extend the trial to 1-71 St Benedicts Close, which also has reported problems with mice.
- (7) Sewer repair at 2-24 Limetree Walk and roof repairs at 130-133 Rectory Lane and 31-45 Church Lane have been allowed for in estimate of current reserves at 1 July 2017 so costs will be collected over the period.
- (8) No work for specific blocks requiring payment in the next year is currently envisaged.
- (9) Communal electrical fittings are becoming life expired and will require replacement and upgrade to latest standards, allowed for around 2025 when LED lamps are likely to need replacement. Most costs will be for flat blocks, but costs for security lighting are for the whole Estate.