

The Limes - Didsbury

Detailed Information on forecast of expenditure



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The Limes - Service Charge Budget

Expenditure Area	Schedule 1 (Apartments)	Schedule 2 (Townhouses)	Schedule 3 (Development)	Schedule 4 (Car Park)	Total
Insurance	5,997	0	368	0	6,365
Buildings Insurance	5,697	0	0	0	5,697
Directors & Officers Insurance	0	0	368	0	368
Lift Insurance	300	0	0	0	300
Staffing	0	0	12,329	0	12,329
Property Management Team	0	0	2,079	0	2,079
Outsourced Caretaker	0	0	10,000	0	10,000
Uniform	0	0	250	0	250
Services	2,420	0	1,250	1,710	5,380
Window Cleaning	720	0	0	0	720
Bin Store Clean and Large Item Removal	0	0	250	0	250
Grounds Keeping & Landscaping	0	0	1,000	0	1,000
Carpet Cleaning	800	0	0	0	800
Cleaning Equipment	900	0	0	0	900
EV Car Chargers Software Subscription & Maintena	0	0	0	1,710	1,710
Routine Maintenance	3,000	0	1,900	700	5,600
Lift Maintenance inc Lift Line Rental	1,000	0	0	0	1,000
Fire Equipment and System Maintenance	750	0	0	0	750
Lighting and Electrical	500	0	0	0	500
Pest Control	0	0	250	0	250
CCTV	0	0	150	0	150
Gutter Clean	500	0	0	0	500
CCTV Drainage Survey	0	0	1,500	0	1,500
Access Control	250	0	0	0	250
Car Park Gate Maintenance	0	0	0	700	700
Reactive Maintenance	2,550	0	450	500	3,500

M&R- Access Systems	100	0	0	0	100
M&R- Doors - Internal	100	0	0	0	100
M&R- Doors - External	100	0	0	0	100
M&R- Lifts	500	0	0	0	500
M&R- Fire Equipment - Alarm	200	0	0	0	200
M&R- Fire Equipment - AOV	200	0	0	0	200
M&R- Fire Equipment - Riser	100	0	0	0	100
M&R- Lighting and Electrical	100	0	0	0	100
M&R- Pest Control	100	0	0	0	100
M&R- Drains and Gutters	100	0	0	0	100
M&R- CCTV	100	0	0	0	100
M&R- Car Park Gates	0	0	0	500	500
M&R- TV/Sat/Aerial	0	0	250	0	250
M&R- Water Ingress	250	0	0	0	250
M&R- Trace and Detect	250	0	0	0	250
M&R- Roof	250	0	0	0	250
M&R- Windows	100	0	0	0	100
M&R- General Works	0	0	200	0	200
Utilities	3,000	0	500	0	3,500
Water	500	0	0	0	500
Electricity	2,500	0	500	0	3,000
Reserve Fund	1,150	0	500	250	1,900
Internal Decoration	250	0	0	0	250
External Decoration	150	0	0	0	150
Roof and Structure	750	0	0	0	750
Car Park	0	0	0	250	250
General Works	0	0	500	0	500
Professional Fees	4,496	1,056	1,370	0	6,922
Management Fees	3,696	1,056	0	0	4,752
Out of Hours Service	0	0	200	0	200
Sundries & Postage	0	0	50	0	50
Accountant	0	0	600	0	600
Fire, Health & Safety Assessments	800	0	0	0	800
Company Secretarial	0	0	420	0	420

Bank Charges	0	0	100	0	100
Total	22,613	1,056	18,667	3,160	45,496

		Price Per Sqft / Per Space (PA)
Total Apartment Service Charge	£22,613	£3.46
Total Townhouse Service Charge	£1,056	£1.32
Total Development Service Charge	£18,667	£1.16
Total Car Park Service Charge	£3,160	£121.54
Total Car Park Spaces	26	
Total Apartment Sqft	9,831	
Total Townhouse Sqft	6,324	

The Limes - Apportionment Schedule

Unit Ref	Sq FT	Schedule 1 (Apartment) Contribution (%)	Schedule 2 (Town House) Contribution (%)	Schedule 3 (Estate) Contribution	Schedule 4 (Carpark) Contribution	Schedule 1 (Apartments) Charge (\$)	Schedule 2 (Town House) Charge (\$)	Schedule 3 (Estate) Charge (\$)	Schedule 4 (Carpark) Charge	Total Annual Charge (\$)
LG 1	753	7.66%		4.66%	1	1,732		870.09	121.54	2,723.66
LG 2	742	7.55%		4.59%	1	1,707		857.38	121.54	2,685.65
LG 3	667	6.78%		4.13%	1	1,534		770.72	121.54	2,426.47
LG 4	753	7.66%		4.66%	1	1,732		870.09	121.54	2,723.66
G 5	473	4.81%		2.93%	1	1,088		546.55	121.54	1,756.07
G 6	742	7.55%		4.59%	2	1,707		857.38	243.08	2,807.19
G 7	667	6.78%		4.13%	1	1,534		770.72	121.54	2,426.47
G 8	613	6.24%		3.79%	1	1,410		708.32	121.54	2,239.87
FF 9	473	4.81%		2.93%	1	1,088		546.55	121.54	1,756.07
FF 10	742	7.55%		4.59%	2	1,707		857.38	243.08	2,807.19
FF 11	667	6.78%		4.13%	1	1,534		770.72	121.54	2,426.47
FF 12	570	5.80%		3.53%	1	1,311		658.64	121.54	2,091.27
SF 13	979	9.96%		6.06%	2	2,252		1,131.24	243.08	3,626.18
SF 14	990	10.07%		6.13%	2	2,277		1,143.95	243.08	3,664.19
TH 1 (A)	1581		25.00%	9.79%	2		264	1,826.85	243.08	2,333.93
TH 2 (B)	1581		25.00%	9.79%	2		264	1,826.85	243.08	2,333.93
TH 3 (c)	1581		25.00%	9.79%	2		264	1,826.85	243.08	2,333.93
TH 4 (D)	1581		25.00%	9.79%	2		264	1,826.85	243.08	2,333.93
Total	16,155	100%	100%	100%	26	22,613	1,056	18,667	3,160	45,496

The Limes - Budget Comments

Forecasting service charge budget is an educated guesswork. Our forecast is as accurate as possible as we use our knowledge and experience of managing sites of similar age and size in the local area with similar services and scale accordingly to this particular development. We also explain how each service is calculated so when the forecast is scrutinised, revisions can be made and agreed by all parties in a straight forward fashion.

Expenditure Item		Notes
Insurance	Buildings Insurance	Actual top line premium cost for year ones policy.
	Directors & Officers Insurance	Actual top line premium cost for year ones policy.
	Lift Insurance	Insurance provided for the lift in the apartment building at the Limes.
Staffing	Property Management Team	Percentage of a community manager and assistant community manager salary based on unit count of the development.
	Outsourced Caretaker	6 hours per week across 3 days for an outsourced caretaker to be on site undertaking external estate cleaning and internal communal area cleaning to the apartment building only. Will include jet washing and minor landscaping provision.
	Cover, Bank Holidays & Absences	Set at a level of 12% of all true wage costs for site staff, this covers all cover needs, for bank holidays, planned holidays and unplanned absences
	National Insurance & Pensions	Provision for the 9% National Insurance for each employee and 1% pension contribution.
	Facilities Management Fee	Facilities Management Fee, covers the uniform, supplies, equipment, mobiles, training and management costs for all site staff
	Window Cleaning	Quarterly visits from specialist contractor for the external glazing to apartments only.

Services	Bin Store Clean and Item Removal	Cost to cover additional adhoc deep clean of waste area and large item removal where required.
	Grounds Keeping & Landscaping	Cost for maintenance to external grounds, shrubbery and planting within the site boundary.
	Carpeting cleaning	Annual professional clean of carpets, spot clean only to communal areas within apartment block.
	EV Chargers Software Subscription & Maintenance	Cost for the annual licence fees associated to the electric vehicle charging points within the car park. Also includes maintenance costs for each charger. For use by anybody.
Planned Maintenance	Lift Maintenance inc Lift Line	Full comprehensive maintenance agreement with install contractors. Covering cyclical services and the BT lift line rental for the call button.
	Fire Equipment and System Maintenance	Fire Panel, Risers and AOV tested annually.
	Lighting and Electrical	Annual test of Emergency Lighting and PAT test of operational staff portable electrical items.
	Pest Control	First years costs should include purchase of bait boxes and install of such. Quarterly visits from certified contractors.
	CCTV	Annual clean and function test of CCTV cameras. Software update where required.
	Gutter Clean	Annual clean and function test of roof gutters to apartment block only.
	Drainage Survey	Annual site drainage survey to comply with local planning authority conditions.
Reactive Maintenance	Car Park Gate Maintenance	Bi-annual safety testing and maintenance with certified contractors of the car park gate.
	Maintenance and Repair	Provision for contractor attendance and/or repairs outside the scope of maintenance agreements.
Utilities	Water	Provision for the communal water supply.
	Electricity	Provision for communal electricity.
Reserve Fund	Internal Decoration	Contribution to internal decorations where required
	External Decoration	Contribution to external decorations where required
	Roof and Structure	Contribution to roof/structure works where required
	Car Park	Contribution to car park works where required

	General Works	Contribution to general works where required
Professional Fees	Management Fees	Cost for Alliance City Living's Management. (£220+VAT per unit)
	Out of Hours Service	£4.50 inc vat per property per annum
	Sundries & Postage	Provision for notices and postage
	Accountant	Costs for annual audit of service charge accounts
	Fire, Health & Safety Assessments	Costs for annual Fire and Health and Safety assessments
	Company Secretarial	Cost for Alliance City Living to be appointed company secretary.
	Bank Charges	Provision for Client Monies Account.

