

SERVICE CHARGES

Netley Court Management Company will manage Royal Court on behalf of the residents. An indication of the items being managed and a summary of the estimated Service Charge, expressed as a weekly figure, is set out below.

THE BUDGET

The Service Charge, payable collectively by the apartment owners of Royal Court, is based upon a budget which is summarised below and prepared for the 12 months ending 30th April 2016.

	FLATS				ESTATE
House manager & monitoring			Gardener/maintenance person		10,000
Home assistance	15,000		Planting & landscaping		2,500
		15,000	Cleaning - roads & general		1,000
Communal (flats)			Repairs to communal areas		1,000
Insurance	2,500		Liability insurance		1,000
Electricity	500		Estate management		2,000
Water & sewerage	500				
Window cleaning	1,000		Total expenditure		17,500
Cleaning of rainwater goods	500				
Cleaning and materials	1,250		Allocated per agreement with Hartwood Care (3) Ltd:		
		6,250	Flats (20%)		3,500
Maintenance & repairs			Care home (80%)		14,000
Lift maintenance contract	1,250				17,500
Lift telephone line	200				
Door entry & emergency call system	500		<u>Estate residents' charges</u>		
Rainwater harvesting system maintenance	500			<u>Per year</u>	<u>Per week</u>
PV system maintenance	500		1 bed (2 no.)	£280.00	£5.38
General maintenance	1,000		2 bed (7 no.)	£420.00	£8.08
		3,950			
Reserve funds			<u>Flat residents' charges</u>		
Redecoration fund contribution	4,000			<u>Per year</u>	<u>Per week</u>
		4,000	1 bed (2 no.)	£2,636	£50.69
Professional services			2 bed (7 no.)	£3,954	£76.04
Accounts administration	2,500				
Audit fees	600		Total Service Charges		
Bank charges	150			<u>Per Year</u>	<u>Per week</u>
		3,250	1 bed (2no.)	£2,916	£56.07
Sundry costs			2 bed (7 no.)	£4,374	£84.12
Miscellaneous costs	500				
		500			
Total expenditure	32,950				

The Service Charge will be reviewed annually by the management company, setting the budget for the next financial year. An appraisal of the previous year's expenditure will be issued to residents and used to establish the forthcoming budget.

OTHER CHARGES

(Not included in Service Charge)

Individual Apartment Running Costs:

Water, Gas, Electricity, Home Insurance, Council Tax and any Maintenance specifically relating to your apartment.

Contingency Fund:

On resale, a fee of 1% (of the sale price or initial purchase price, whichever is the lower) is payable by way of a contribution to the redecoration contingency fund. This fund is held by the management company on behalf of the residents and will be allocated towards longer term repair and replacement costs of the building and equipment in the communal areas

FURTHER INFORMATION

The figures given are estimates of the costs incurred for managing the building and providing the services as determined in the lease of Royal Court. Should you have any queries relating to either the headings of the costs, or the amounts payable please do not hesitate to speak to your Estate Manager.

The Service Charge and Ground Rent are assessed on the basis that a larger two bedroom apartment pays a higher figure than a one bedroom apartment. This, we believe, is a fair method of allocation.

* Ground rent is payable six monthly in advance on 1st March and 1st September. The management company collects this amount on behalf of your landlord and will issue invoices at the appropriate time (1 beds £350, 2beds £500 per annum).

The service charge is collected monthly by Royal Netley Court Management Company when paying by Direct Debit.

Concierge Service for Residents

Royal Court has been designed to put the residents' needs first through Concierge Services delivered by the team in the adjoining 65 Bedroom Care Home 'Netley Court'.

Each apartment is provided with 1 hour 'Domestic Assistance' as well as the use of the 'Concierge Services'.

Services

Domestic Assistance

Provided by trained, committed staff for a minimum of 1 hour per week. Including items below, but this list is not exhaustive:-

- Cleaning
- Washing
- Ironing
- Personal shopping
- Assistance around the home
- Domestic care (Domiciliary Care)
 - Assistance with bath/shower
 - Assistance with dressing
 - Sorting medication
- Companionship

Concierge Services

- Organisation if required for booking hotels, cinema & theatre
- Assistance with paying bills and banking matters
- Reminders & arranging taxis
- Arranging events and activities from time to time
- Arranging repairs/maintenance
- Assistance with organising travel etc
- General help with computing queries
- Replenish food basics (milk/bread) when returning from holiday