

Estate charge 17/18

**Loftus Gardens – Estate Charge 2017 / 2018.**

Every resident has an obligation to pay the estate charge to cover the expenditure within the Management area. As previously informed the estate charge will be capped at £250.00 during the development of Loftus, which is anticipated to be completed by 2019.

The reduced fee reflects the stage of development and the contribution by Charter Housing Association for the properties in development.

The Estate Charge covers;

* Employment costs
* Management charge
* Equipment
* Repairs and Maintenance
* Insurance
* Risk Assessment
* Replacement/sinking fund

Should you have any queries please email me [Rachel.Lloyd@poblliving.co.uk](mailto:Rachel.Lloyd@poblliving.co.uk)

**Estate charge Budget Summary 2017/2018**

During the building phase the costs of managing the public open space will be greater than the total estate charge collected. This is partly due to the number of properties completed the higher costs for establishing the landscaped areas.

During the first year of development the repairs and any replacement costs will be meet by the Developer under the Defect period. The shortfall in the estate charge will be met by the Pobl Group and will also cover the Estate Charge for any unoccupied homes.

There will be 250 homes at Loftus Garden Village once the site has been completed.

**Summary of estimated costs for Loftus Gardens**

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| **Cost centre** | **Budget Estimate** |
| Salary/Employment costs | £40,880.00 |
| Equipment/Motor Vehicle | £9,936.00 |
| Sinking Fund (Replacement of equipment) | £2,5000 |
| External Repairs/Maintenance | ---- |
| Inspection/Risk Assessment | £1,200.00 |
| Insurance | £2,500.00 |
| Cyclical Maintenance | ------- |
| Landlord Lighting | ------- |
| **Total** | **£57,016** |
| **Property cost with 250 homes** | **£228.06** |
| **Property 2017/2018** | **£175.00** |

**Notes:**

1. Repairs and Maintenance are covered by Defect period in first year of handover.
2. Landlord lighting has not been handed over to Pobl Living.
3. There is no cyclical maintenance planned for years 1-5.
4. The overall costs will increase as more of the site is handed over, and additional areas for management are opened for residents to use.
5. Pobl Group will cover the deficit in the service charge collected from residents and the final cost in 17/18.

