



Service Charge Budget
Bridgefield Court, Bridge Road, Prescot, Knowsley
Service Charge Period: 01/05/2021 - 30/04/2022
Number of Units: 120

	Previous Budget 2020-21 DJC	Block Budget 2021-2022 Horizon
1. Maintenance		
▪ Weekly Internal Communal Cleaning	£ 11,000.00	£ 11,440.00
▪ Landscape & Grounds Maintenance	£ 5,000.00	£ 4,056.00
▪ Communal Window Cleaning	£ 1,890.00	£ 1,890.00
▪ Caretaker Maintenance		£ 5,000.00
▪ Security	£ 5,760.00	£ 2,000.00
▪ Bulky Waste Collections		£ 1,600.00
▪ Weekly Additional Waste Collections	£ 6,900.00	£ 6,900.00
▪ Repairs, Maintenance & Improvements	£ 11,000.00	£ 12,000.00
2. Reserves		
▪ Sinking Fund	£ 20,600.00	£ 18,000.00
3. Mechanical & Electrical Equipment		
▪ Audio Door Entry System	£ 1,000.00	£ 1,000.00
▪ Lift Maintenance	£ 9,200.00	£ 11,270.00
▪ Water Pump Maintenance & Testing	£ 1,000.00	£ 2,500.00
4. Statutory Inspections & Testing		
▪ Health & Safety Assessments	£ 1,200.00	£ 1,200.00
▪ Emergency Lights & AOV Servicing	£ 1,000.00	£ 700.00
▪ Legionella Risk Assessment		£ 594.00
▪ Pest Control	£ 912.00	£ 912.00
▪ Fire Stopping & Fire Safety Works	£ 5,000.00	£ 1,000.00
5. Utilities		
▪ Communal Electricity	£ 12,000.00	£ 10,000.00
▪ Lift Lines	£ 1,500.00	£ 3,000.00
6. Insurance		
▪ Buildings Insurance & D&O Insurance	£ 38,325.00	£ 30,016.84
▪ Building Reinstatement Cost		£ 2,500.00
6. Administration		
▪ Management Fees	£ 37,152.00	£ 24,000.00
▪ Accountancy Fee	£ 1,350.00	£ 1,348.00
▪ LHR membership to RMC (One off fee)		£ 1,400.00
▪ Company Secretary Fees	£ 600.00	£ -
Total	£ 172,389.00	£ 154,326.84
Quarterly Cost For all Apartments :		£ 321.51
Previous Service Charge Cost To Leaseholders		
Block A		£ 348.97
Block B		£ 342.79
Block C		£ 345.33