

CHELSEA BRIDGE WHARF LONDON SW8



SERVICE CHARGE BUDGET YEAR ENDING 31st MARCH 2024

CHELSEA BRIDGE WHARF, LONDON SW8
ESTIMATED SERVICE CHARGE EXPENDITURE - WARWICK EI-3
YEAR ENDING 31 March 2024

	2024 Budget			2023 Budget		
	Block (£)	Internal (£)	Estate Management Fee (£)	Block (£)	Internal (£)	Estate Management Fee (£)
ESTATE CONTRIBUTIONS						
Service Charges (9.9277%)	110,667	-	-	110,401	-	-
Reserves (9.9277%)	34,747	-	-	34,747	-	-
	145,414	-	-	145,148	-	-
STAFF COSTS						
Wages (12.04%)	-	33,654	-	-	31,654	-
Wages - Cleaners (12.20%)	-	33,108	-	-	29,276	-
	-	66,763	-	-	60,931	-
UTILITIES						
Electricity	-	25,000	-	-	70,000	-
Water Charges	-	37,500	-	-	30,000	-
	-	292,500	-	-	100,000	-
CONTRACTS, MAINTENANCE & SERVICES						
Cleaning Costs	-	500	-	-	1,500	-
Cleaning Materials inc. Bulbs	-	1,500	-	-	1,500	-
Cleaning Windows	15,084	-	-	12,802	-	-
Communal Television Systems	-	2,000	-	-	2,500	-
Door Entryphone Systems	-	1,500	-	-	1,500	-
Eyebolts & Mansafe Systems	4,116	-	-	1,762	-	-
Fire Door Audit	-	5,000	-	-	5,000	-
Fire Safety & Equipment Maint.	3,500	5,522	-	3,500	5,522	-
General Maintenance (Roof Cleaning)	1,200	-	-	1,200	-	-
General Maintenance - External	7,300	-	-	7,300	-	-
General Maintenance - Internal	-	10,000	-	-	10,000	-
Lift Insurance	-	2,500	-	-	2,500	-
Lift Maintenance Contract	-	5,340	-	-	4,000	-
Lift Telephone	-	4,123	-	-	1,012	-
Lightning Conductors	200	-	-	200	-	-
Pest Control	250	-	-	597	-	-
Plant Maintenance & Repairs	5,500	6,000	-	5,500	6,000	-
	37,150	43,985	-	32,861	41,035	-
INSURANCE						
Building & Terrorism Insurance	-	43,160	-	-	36,520	-
	-	43,160	-	-	36,520	-
PROFESSIONAL FEES						
Accounts Preparation & Audit Fee	-	2,522	-	-	2,367	-
Health & Safety Fees	-	1,800	-	-	1,800	-
Managing Agents Fees	-	41,585	46,741	-	37,566	42,223
	-	45,908	46,741	-	41,732	42,223
ANNUAL EXPENDITURE						
	182,564	492,315	46,741	178,009	280,218	42,223
RESERVES						
	20,000	25,000	-	20,000	25,000	-
TOTAL OF ESTIMATE						
	202,564	517,315	46,741	198,009	305,218	42,223

We hereby specify that in accordance with the relevant clause of the Warwick Building leases relating to Chelsea Bridge Wharf, the interim service charge payable for the year ending 31 March 2024 shall be based upon the above expenditure which we consider a reasonable interim on account payment.

The managing agent will be charging an additional fee each time it is necessary to instruct solicitors for the recovery of arrears which will be charged to the defaulting lessee.

Service charge funds are held in an interest bearing account and interest so earned will be included in the account for the year to 31 March 2024.

RENDALL AND RITTNER LIMITED
MANAGING AGENT
DATE: 16th March 2023

CHELSEA BRIDGE WHARF, LONDON SW8
ESTIMATED SERVICE CHARGE EXPENDITURE - WARWICK E4
YEAR ENDING 31 March 2024

	2024 Budget			2023 Budget		
	Block	Internal	Estate Management Fee	Block	Internal	Estate Management Fee
	(£)	(£)	(£)	(£)	(£)	(£)
ESTATE CONTRIBUTIONS						
Service Charges (4.2108%)	46,939	-	-	46,826	-	-
Reserves (4.2108%)	14,738	-	-	14,738	-	-
	61,677	-	-	61,564	-	-
STAFF COSTS						
Wages (5.10%)	-	14,250	-	-	13,403	-
Wages - Cleaners (5.18%)	-	14,050	-	-	12,424	-
	-	28,300	-	-	25,827	-
UTILITIES						
Electricity	-	66,300	-	-	32,000	-
Water Charges	-	22,500	-	-	18,000	-
	-	88,800	-	-	50,000	-
CONTRACTS, MAINTENANCE & SERVICES						
Cleaning Costs	-	250	-	-	650	-
Cleaning Materials inc. Bulbs	-	1,000	-	-	1,000	-
Cleaning Windows	7,000	-	-	5,858	-	-
Communal Television Systems	-	1,200	-	-	1,000	-
Door Entryphone Systems	-	1,000	-	-	1,000	-
Eyebolts & Mansafe Systems	1,884	-	-	837	-	-
Fire Door Audit	-	2,500	-	-	2,500	-
Fire Safety & Equipment Maint.	1,450	2,587	-	1,450	2,587	-
General Maintenance (Roof Cleaning)	750	-	-	750	-	-
General Maintenance - External	3,000	-	-	3,000	-	-
General Maintenance - Internal	-	6,500	-	-	6,500	-
Lift Insurance	-	1,300	-	-	1,300	-
Lift Maintenance Contract	-	2,700	-	-	2,500	-
Lift Telephone	-	2,200	-	-	560	-
Lightning Conductors	100	-	-	100	-	-
Pest Control	150	-	-	273	-	-
Plant Maintenance & Repairs	1,368	5,250	-	1,368	5,250	-
	15,703	26,486	-	13,636	24,846	-
INSURANCE						
Building & Terrorism Insurance	-	19,760	-	-	16,720	-
	-	19,760	-	-	16,720	-
PROFESSIONAL FEES						
Accounts Preparation & Audit Fee	-	1,168	-	-	1,083	-
Health & Safety Fees	-	1,560	-	-	1,560	-
Managing Agents Fees	-	19,039	21,399	-	17,199	19,331
	-	21,767	21,399	-	19,842	19,331
ANNUAL EXPENDITURE						
	77,379	185,113	21,399	75,200	137,235	19,331
RESERVES						
	10,000	15,000	-	10,000	15,000	-
TOTAL OF ESTIMATE						
	87,379	200,113	21,399	85,200	152,235	19,331

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