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| <ol style="list-style-type: none">1) An itemised breakdown of the services and costs and schedule/frequency of services provided in relation to the service charge levied in addition to the rent for the apartment block 43 Riding Close, Hindley, WN2 3FR.2) An income and expenditure statement for the requested service charge for the last complete financial year and current year to date. | <p>Please see attached PDF for our response.</p> |
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Riding Close workings

Charges to tenants As per stock list on Northgate

Maintenance	13.80	
Repairs*	9.61	
Management**	3.50	
TOTAL	26.91	Per unit, per week

*The income is set aside to fund future repairs such as ventilation system, emergency and external lighting and door entry, lift and fire detection as required.

**This is a charge for the monitoring and management of the service charge process.

Maintenance Breakdown - Actual charges

Area	22/23		21/22		Frequency
	Annual	Weekly	Annual	Weekly	
Cleaning Contract	10,200.86	7.85	9,640.41	7.42	Monthly
Electricity	5,457.01	4.20	2,895.33	2.23	Monthly
Gas	14,475.08	11.13	4,075.33	3.13	Monthly
Window cleaning	3,410.82	2.62	3,410.82	2.62	Monthly
Estate Caretaker	1,529.32	1.18	1,267.03	0.97	2 hours weekly
Gardening Contract	394.61	0.30	394.61	0.30	Seasonal Fluctuations
PAT Testing	65.00	0.05	65.00	0.05	Annual
Totals	35,532.69	27.33	21,748.53	16.73	

Income and Expenditure

		Maintenance	Repairs	Management	Total
21/22	Income	- 17,940.00	- 12,493.00	- 4,550.00	- 34,983.00
	Expenditure	21,748.53	12,493.00	4,550.00	38,791.53
	Variance	3,808.53	-	-	3,808.53
22/23	Income	- 17,843.40	- 12,425.73	- 4,525.50	- 34,794.63
	Expenditure	35,532.69	12,425.73	4,525.50	52,483.92
	Variance	17,689.29	-	-	17,689.29