

St Benedicts Estate, SW17**Estimated cost of services year ending 30 June 2010**

	Y/E 2009 Estimate	Y/E 2010 Estimate	Estate	Flats	
Maintenance costs					
Repairs and Maintenance	9,000	15,000	7,500	7,500	GE16
Cleaning of Internal common areas	15,000	12,000		12,000	CL01
Bin Storage Cleaning & Estate Rubbish Collection	7,200	4,836	1,934	2,902	RR01
Refuse removal	1,000	1,250	500	750	RR01
Gardening	30,000	22,100	11,050	11,050	GA01
Tree Pruning		2,500	2500		GA04
Electricity	3,500	7,500	1,875	5,625	EL01
Buildings Insurance	22,000	18,913	946	17,967	IN01
Terrorism Insurance		4,035	202	3,833	IN05
D&O insurance		630	630		IN08
Liability insurances	650	675	675		IN09
Door entry system	1,500	2,000		2,000	SS01
Administration costs					
Legal and Professional fees	1,250	1,500	1,500		LP01
Health and Safety fees	1,000	1,000	500	500	HS10
Audit and accountancy fees	3,500	3,500	3,500		AU01
Management Company & sundry expenses	500	500	500		SE01
Managing Agents fees	33,150	33,150	6,630	26,520	MF01
Total estimated cost of routine expenditure	£129,250	£131,089	£40,442	£90,647	
Non-Annual Expenditure					
Reserve Fund Collection		15,000		15,000	RE01
Total of estimated expenditure	£129,250	£146,089	£40,442	£105,647	

In accordance with the documentation relating to St. Benedict's Estate we hereby certify that the interim service charge payable for the year ending 30 June 2010 shall be based upon expenditure, including insurances, of £146,089 (split £40,442 Estate and £105,647 Flats) which we consider to be a fair and reasonable interim payment.

Rendall and Rittner Limited**Managing Agent****July 2009****Ref: 393/PCT**