

The Parks (Ilford)

**STATEMENT OF SERVICE CHARGE EXPENDITURE
For Year Ending 30th June 2021**

EXPENSE HEADING	2021	BUDGET
SCHEDULE 1 - Estate Costs	£	£
Electricity	0.00	1,600.00
Cleaning	0.00	2,000.00
Bulk Rubbish Removal	31,448.60	12,000.00
Gardening	16,188.00	14,000.00
General Repairs & Maintenance	3,335.82	1,500.00
Light Bulb & Lighting Repairs	0.00	500.00
Pest Control	240.00	300.00
Water Booster Pumps	0.00	2,000.00
Bin Rental	0.00	1,000.00
Car Park Maintenance	2,010.00	2,500.00
Accountancy	5,831.20	2,850.00
Company Secretarial	1,213.00	800.00
Management Fees	50,880.00	50,880.00
Disbursements	266.39	1,000.00
Jet Washing	15,041.50	0.00
Health & Safety	996.00	0.00
SUB-TOTAL	127,450.51	92,930.00
SCHEDULE 2 - Block A,F & G	£	£
Electricity	2,928.14	6,000.00
Cleaning	22,472.00	20,000.00
Door Entryphone System	1,029.60	3,000.00
General Repairs	33,419.00	20,000.00
Light Bulbs & Lighting Repairs	3,312.00	500.00
Pest Control	2,142.46	500.00
Satellite / TV System	740.00	450.00
Smoke Vent / Fire Alarm System	20,114.82	12,000.00

D&O Insurance	0.00	600.00
Drainage Maintenance	696.00	0.00
Electrical Repairs & Testing	3,672.00	0.00
Roof Inspection & Repairs	7,896.80	0.00
Fire Stopping	15,588.00	0.00
SUB-TOTAL	114,010.82	63,050.00
SCHEDULE 3 - Block G	£	£
Alarm System	2,000.00	2,000.00
Lift Service Contract	4,500.00	4,500.00
Lift Engineering Insurance	400.00	400.00
Cleaning	129.00	0.00
SUB-TOTAL	7,029.00	6,900.00
TOTAL	248,490.33	162,880.00

Pursuant to Section 20B (as amended) of the Landlord and Tenant Act 1985 Notice is given that the above costs have been incurred in the year ending the 30th June 2021 and that lessees may be required to contribute to them by payment of an additional service charge to the extent that they exceed amounts already paid on account. The above costs may be subject to amendment and adjustment following completion of the accounts. Please note that this Section 20b Notice has been prepared solely from the records provided to date from JPW Real Estate and does not relate to Red Rock Estate & property Management Ltds period of management of The Parks. This Section 20B has been prepared and issued due to lack of clarity and insufficient supporting schedules provided by JPW Real Estate in relation to the year ending 30th June 2021 service charge accounts collated thus far.

Date: 19th April 2022