

SERVICE CHARGES

Below is a list of all the different service charges. However please note that the services received and paid for differ depending on the apartment block.

Cesspools (including Water Treatment Plants)

Some properties cannot be connected to mains drainage and are therefore served by a cesspool or water treatment plant. This is the cost of emptying and maintaining these facilities.

Cleaning Service

Covers the cost of cleaning the shared parts of your block. The charge is comprised of the cleaners' salary, cleaning materials, transportation and vehicle costs. If a block contains fewer than four flats we will not usually set up a cleaning contract. The residents will be responsible for ensuring the shared areas are kept clean, however each block is reviewed on an individual basis. We will regularly check these areas to make sure they are being kept to an appropriate standard.

Communal Electricity

The cost of providing lighting to the communal areas of the building, emergency lighting which undergoes periodic testing throughout the year, electricity used by the cleaners / caretakers as well as repairs specifically to the lighting.

Day to Day Repairs

Covers the cost of repairs to any communal areas within the block. Repairs for which you may be charged include but are not limited to guttering, roofs, communal doors as well as fire alarms, fire equipment and lighting not covered by their respective contracts. The total cost of these repairs is divided by the number of properties referred to in your lease. Every leasehold property is charged a set estimate of £120.

Door Entry System Maintenance

Costs relating specifically to the maintenance and repair of the door entry system.

Fire Equipment Maintenance

Some blocks have fire protection equipment, such as fire alarms and smoke/heat detectors. To ensure the equipment is working correctly it must be serviced and maintained at regular intervals throughout the year. This cost is for regular servicing by a qualified engineer and for repairs to fire protection equipment.

Ground Rent

Set at £10 per annum.

Grounds Maintenance

Covers work such as grass cutting, weed removal and maintenance of shrubs, hedges, paths and paved areas within the estate as defined in the lease.

Insurance

Golding Homes provides building insurance on an annual basis and you pay a proportion of the cost of the policy. It is recommended that you to take out contents insurance to protect your appliances, possessions etc.

Lift Maintenance

Costs relating specifically to maintaining and repairing the lift.

Management Fee

Covers a proportion of Golding Homes' staff costs and overheads such as telephones, electricity and business rates.

Communal Water

Water supplied from a tap (either internally or externally) in the shared parts of your block and also the wastewater. Certain blocks also receive mains water directly.