# Breakdown of service charges and how they are calculated

Below is an overview of what makes up the service. Your lease will say which types of services the council can charge you for and state how your costs should be worked out.

## Buildings insurance

We have to provide leasehold buildings insurance on an annual basis to cover any unforeseen events that may cause damage to the building’s structure. You will be recharged the percentage of the total premium for your property. You are strongly advised to take out your own contents insurance.

## Estate services

We provide a caretaking service to your block of flats and your proportion of the full cost is charged to you using the calculation provided in your lease.

## Shared heating

This charge applies only to Flaxmans Court residents, who as a result of the design of the buildings receive heating from shared communal boilers at Esmonde House.. The charge includes the costs of the supply of gas for heating and of servicing the boilers.

## Communal electricity

The charge covers the costs for the supply of our staircase/walkway lighting to individual blocks of flats. You are billed the relevant proportion of the costs for your block

## Communal water

This charge covers the costs for the supply of water to individual blocks of flats. You are billed the relevant proportion of the costs for your block.

## Window cleaning

You will be charged a proportion of the annual contract costs for the regular cleaning (external and internal) of communal windows in your block of flats.

## Grounds maintenance

You will be charged a proportion of the annual contract costs for the following types of work:

* Grass cutting
* Rose bed maintenance
* Shrub maintenance
* Annul planting of beds
* Hedge maintenance
* Maintaining paths an paved areas
* Weed removal

## Repairs

You will be charged for any communal repairs to blocks of flats. You are billed for works to your block as per the percentage agreed in your lease. You will also be given an itemised list of repairs carried out to your block.

## Major works

You will be charged for any planned maintenance or improvement works undertaken to your block in a service charge year.

The council is able to make these charges under the Commonhold and Leasehold Reform Act 2002. This act also allows the council to charge for any improvement works to the building and grounds, as well as repairs. Tenants as well as leaseholders pay a service charge.