

Service Charges

Description of Services

<p>Communal Grounds Maintenance</p>	<p>The communal grounds and gardens within your estate are maintained under a group contract. The costs are made up of routine maintenance such as grass cutting, hedge/shrub clipping, litter picking along with any required materials or waste disposal. The costs may also include works completed outside of the contract such as tree felling.</p>
<p>Communal Cleaning</p>	<p>The communal areas surrounding your home are maintained under a group contract. The costs are made up of routine maintenance such as hoovering, communal window cleaning, wiping down walls and stairs. It does provide for any materials. The costs may include works completed outside of contract such as additional bulk waste disposal or trauma cleans.</p> <p>A cleaning specification and contractor sign-in sheet is located within the communal stairwell.</p>
<p>Communal Electricity</p>	<p>The costs are calculated on the amount billed by the power provider who will supply internal and external communal lighting, lifts, fire alarms, door entry systems, water pumps, etc.</p>
<p>Communal Water & Waste</p>	<p>The costs are calculated on the amount billed by the provider for the supply of communal water and waste water.</p>
<p>Communal Gas</p>	<p>The costs are calculated on the amount billed by the power provider and will supply communal heating and/or hot water.</p>
<p>Cesspool Emptying</p>	<p>Homes that benefit from a septic tank or cesspool require disposal of waste and regular maintenance.</p>
<p>Passenger Lifts</p>	<p>Where a communal lift is provided this is serviced and maintained under a group contract. This costs may also include works completed outside of contract such as major repairs or upgrades.</p>
<p>Communal Repairs (Rental Tenancies)</p>	<p>This is the cost for any repairs which do not fall under Section 11 of The Landlord and Tenant Act 1985.</p> <p>Section 11 states that your Landlord is responsible for the structure and exterior of your home, pipework, electrical wiring etc.</p>

Communal Repairs (Leaseholders/Shared Owners)	This is the cost for any repairs required to the structure of the building, all communal areas and any communal facilities in accordance with your lease.
Pest Control	This cost includes the treatment of pests, as required, to all communal areas such as removal of wasp nests, treatment of cluster flies, rat or mouse baiting, etc
Signs & Notices	This cost is for any required signage or notices within all communal areas.
Telephones	These costs are calculated on the amount billed by the provider and will cover landlines installed for communal internet, communal internet services and communal fire alarms.
Parking Permit Scheme	This is the cost for providing parking control, where applicable, to your estate. This includes signage and regular patrols.
Fire Safety	<p>This cost includes testing and maintenance of communal fire alarms, emergency lighting and where provided any fire safety and firefighting equipment and landlord electrical inspections.</p> <p>This cost of fire risk assessments to all internal communal areas, where applicable, is also included.</p> <p><i>All fire safety works are completed in accordance with the appropriate legislative requirements.</i></p>
Legionella Testing	This cost is only applicable to homes who benefit from a communal water source and covers the testing for legionella bacteria.
Audit Fees	This cost covers the annual review and certification of your final accounts by an independent auditor to ensure the statement represents a fair summary of costs and is sufficiently supported by accounts, receipts and other documents.
Depreciation (Independent Living)	Depreciation is a method for recovering the full costs of an asset over a set period of time, normally the estimated lifecycle of the asset. Cottsway, where applicable, will depreciate against all assets, including furniture.
Reserve Fund (Leaseholders/Shared Owners)	A reserve fund creates a provision, outside your annual costs, for any future major works, such as; roof works, decorations or upgrading services. When carrying out any major works the reserve fund balance will offset the cost of the works charged to leaseholders and shared owners. <i>Rental tenancies are not subject to major works charges and subsequently do not contribute to the reserve fund.</i>
Management Fees	This is the only fee payable to Cottsway Housing Association for the administration, accounting and provision of services to all communal areas and facilities which benefit your home.
Ext Management Fees	<p>This cost is payable to your external management agent on the instruction of the Developers. They provide maintenance and services to the open spaces for your development, which your home forms part of, such as grounds maintenance.</p> <p>Cottsway Housing Association does not have any discretion on these charges. The law requires that these charges are reasonable.</p>