

# What your service charge estimate shows

Hyde		ESTIMATED SERVICE CHARGE ACCOUNT FINANCIAL YEAR 1 APRIL 2020 TO 31 MARCH 2021	
<b>Your account details</b>			
<b>Correspondence address:</b> XX XX XX XX XX	<b>Property reference:</b> XX XX XX XX XX XX		
<b>Property address:</b> XX XX XX XX XX	<b>Payment reference:</b> XX XX XX XX XX XX		
	<b>Tenure type:</b> XX XX XX XX XX		
	<b>Payment frequency:</b> XX XX XX XX		
	<b>Date sent:</b> 17 February 2020		
		<b>Total Costs</b>	<b>Your Share</b>
<b>Estate costs</b>			
Cleaning: Bins and Rubbish		£279.07	£4.56
Communal Electric Bills		£580.96	£9.36
Grounds Maintenance: Contracted Works		£3,850.77	£62.16
Grounds Maintenance: Responsive Works		£115.52	£1.92
Responsive Maintenance		£287.82	£4.68
<b>Total estate costs</b>		<b>£5,114.14</b>	<b>£82.68</b>
<b>Block costs</b>			
Cleaning: Contracted Cleaning Service		£1,059.23	£132.36
Cleaning: Responsive Cleaning		£31.78	£3.96
Cleaning: Window Cleaning Contract		£73.08	£9.12
Communal Electric Bills		£122.22	£15.24
Fire Safety: Contract Servicing		£1,286.89	£160.92
Fire Safety: Responsive Repairs		£456.96	£57.12
Grounds Maintenance: Contracted Works		£2,097.56	£262.20
Grounds Maintenance: Responsive Works		£62.93	£7.92
Responsive Maintenance		£643.20	£80.40
<b>Total block costs</b>		<b>£5,833.85</b>	<b>£729.24</b>
<b>Property costs</b>			
Buildings Insurance			£86.40
Management Company Costs (Homeowners)			£229.56
Management Fees on Hyde Services			£168.84
Management Fees on Management Co Services			£11.52
Provisions - Homeowner Only			£338.64
<b>Total property costs</b>			<b>£834.96</b>
<b>Total yearly estimated costs</b>			<b>£1,646.88</b>
<b>Your monthly charge</b>			<b>£137.24</b>
The following calculation methods are used when calculating your charges.			
<b>Grouping</b>	<b>Calculation Method</b>	<b>Your Value</b>	<b>Overall Value</b>
Estate	Unit	1.00	62.00
Block	Unit	1.00	8.00
For the purposes of Sections 47 & 48 of the Landlord & Tenant Act 1987, your landlord is <b>HYDE HOUSING ASSOCIATION</b> and the registered office is <b>30 Park Street, London, SE1 9EQ.</b>			

## 1 Personal information

This includes your personal and property information. Please use your payment reference number for all correspondence with Hyde.

## 2 Property groupings

The property groupings which your services fall under. This includes, area, estate, group, block, sub-block and property. Not all groupings are relevant to every property.

## 3 Services and repairs

Examples of services and repairs provided to the grouping. The services on your statement may be different to the example shown.

## 4 Total costs

This is the total cost for all services in each grouping.

## 5 Your share

This is your share of the total costs for the services in each grouping.

## 6 Property costs

These are the administration and accounting costs involved in providing services and repairs. For homeowners this will also include the cost for buildings insurance.

## 7 Total yearly estimated costs

This shows your share of the total amount estimated for the year.

## 8 Your monthly charge

This shows your monthly share of the total amount estimated for the year.

## 9 Your calculation method

This shows the method used to calculate your share (i.e. unit share of costs) for each property grouping and the apportionment values used.