

Date last revised: **2007** No. Flats: **60** No Houses: **0**

Property Reserves Classification:

Item:	Details:	ASSUMPTION 1: Assumption: (major renewal/work frequency)	ASSUMPTION 2: Estimated total including Vat & fees	ASSUMPTION 3: Last known to be completed For info only	Target Date	No collection years until target date	%age apportionment of reserves in hand	Apportionment of reserves in hand	Recommended Collection this period	Service Charge Fund Group Propersys "P" "D"	YR 1 YR 2	
											YR 1	YR 2
External decorations	clean UPVC windows & paint external woodwork	5 yearly	£42,750	2003	2008	1	18.03%	£19,276	£23,474	Estate		£23,474
Roof work	overhaul & treatment asphalt roof and slate repair	25 yearly	£68,250	1986	2011	4	28.79%	£30,773	£9,369	Estate		£9,369
Internal decorations	painting to common parts	10 yearly	£15,000	1998	2008	1	6.33%	£6,763	£8,237	Estate		£8,237
Renewing tarmac to estate roads and paths		40 yearly	£42,000	1965	2014	7	17.72%	£18,937	£3,295	Estate		£3,295
Lift Works recommended by PM7 Tests	provision for works to ropes & hoist gear	10 yearly	£6,400	2000	2010	3	2.70%	£2,886	£1,171	Lift		£1,171
Tanks	New pumps for heating and hot water, with auto flow reduction when less heat is needed and anti vibration equipment	30 yearly	£32,665	2005	2030	23	13.78%	£14,728	£780	Estate		£780
Communal boilers	replacement	30 yearly	£30,000	2005	2030	23	12.65%	£13,527	£716	Estate		£716
			£237,065					£106,890	£47,043			
NOTES:		LESS Reserves held as at date of plan	£106,890									
			£130,175						£47,043			

The lease requirement on external redecorations is: set out in Clause 5 (1) A (ii)

repainting and decorating the exterior of the relevant block at least once every five years.

The lease requirement on internal redecorations is: set out in Clause 2 (2)(D)

Once in every seven years to paint in a proper and workmanlike manner all the inside wood and ironwork usually painted of the Demised Property.

Basic Construction Details:

Walls (Solid brick/brick cavity/framed.....)	brick cavity	#	
Main roof (Pitched-slate or tile/Flat-felt or asphalt)	flat asphalt covering	#	£47,000
Predominant window type (PVC/metal/timber)	PVC-U		
Approximate construction date:	1965		

Reserves Classification	Description of Class	Recommended Collection
Type A	New Build Properties less than 20 years old with UPVC Windows	£1,200 per flat
Type B	New Build Properties less than 20 years old with timber Windows	£2,000 per flat
Type C	Any other modern/cavity block post 1920	£2,800 per flat
Type D	Victorian Conversions	£3,750 per flat
Type E	Mansion blocks, regency buildings or buildings with other elaborate features	£7,500 per flat

Ringley's life cycle guide	
Pitched Roofs	60 years
Flats Roofs	20 years
Lifts	50 lifts
Gates	15 years
Boilers	20-25 years
Entryphones	25-30 years
Wiring common parts & external	25-30 years