

Part 2 – Major Works Charges
Estimated Charges for the period:
01 April 2013 to 31 March 2014

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Major works planned for the year		
Payment reference number: 721066177	Address: 3 GLASBURY HOUSE, FERNDAL ROAD, SW9 8AY	
Date: 19 December 2013	Estate Name: EDMUNDSBURY COURT ESTATE	
Block RV: 5953	Estate RV: 32203	
Dwelling RV: 245		
Works Elements	Block Cost	Your charge
	£	£
Asbestos Removal	0.00	0.00
Balcony works	0.00	0.00
Bin Chambers	0.00	0.00
Boundary Walls and Fences	0.00	0.00
Building Floor works	0.00	0.00
Building Frame Repairs	0.00	0.00
Building Sub-Structure works	0.00	0.00
Communal Heating works	0.00	0.00
Communal Doors	0.00	0.00
Communal Area Repairs and Decorations	0.00	0.00
Concrete Repairs	0.00	0.00
Damp works	0.00	0.00
Door Entry Systems and Access	40061.26	1648.75
Drainage works	0.00	0.00
Dry Rot works	0.00	0.00
Electrical Installations	0.00	0.00
Emergency Lighting	0.00	0.00
Estate Lighting	0.00	0.00
Estate works	0.00	0.00
External Redecoration	0.00	0.00
External Walls	0.00	0.00
Fire Safety works	0.00	0.00

Installation	0.00	0.00
Insulation works	0.00	0.00
Lift works	0.00	0.00
Lightning Protection	0.00	0.00
Other Costs	0.00	0.00
Rain water goods	0.00	0.00
Refuse and Recycling systems	0.00	0.00
Roof works	0.00	0.00
Roof Safety works	0.00	0.00
Scaffolding	0.00	0.00
Service	0.00	0.00
Surveys	0.00	0.00
TV Aerial	0.00	0.00
Ventilation works	0.00	0.00
Water Pumps	0.00	0.00
Water Supply works	0.00	0.00
Windows	0.00	0.00
Preliminaries	0.00	0.00
Sub Total	42573.10	1648.75
Management Charge		103.38
Consultants fees	0.00	0.00
Total – Part 2 Service Charges due for payment		1752.13

Your landlord's address for serving notices is:

The Mayor and Burgesses of Lambeth
London Borough of Lambeth
Town Hall, Brixton Hill
London, SW2 1RW

(Section 48 of the Landlord and Tenant Act 1985 as amended)

Note 1. As this is an interim charge please see the enclosed Leaseholder's Guide to Major Works for guidance on how to make payments.

Note 2. Please use the payment reference (721066177) for any standing orders or payments.

Note 3. RV = rateable value. Your lease requires Lambeth Living to apportion service charges using the rateable value. Please see the enclosed service charge explanatory booklet for further details.

Note 4. Please be aware these are estimated charges which may change following Section 20 consultation and at final account. Details of each will be sent to you when available with a complete description of works and costs.

Notes 5. Your charge has been calculated using the following formula:

$$((\text{block cost} \div \text{block rateable value}) \times (\text{dwelling rateable value}))$$