

Nuffield Lodge services 21/22 Service Charge and Rent Costs	21/22 Weekly cost Studio	21/22 Weekly cost 1 bed	Commentary	20/21 Weekly cost Studio	20/21 Weekly cost 1 bed
Caretaking staff - services	7.78	7.78	This pays for the communal caretaker/handyman service that is available to all tenants	7.62	7.62
CCTV maintenance	0.44	0.44	This is the cost of the maintenance contract of the CCTV system	0.47	0.47
Communal cleaning	5.64	5.64	This pays for our cleaner at Nuffield Lodge and the materials used.	7.08	7.08
Communal utilities	3.70	3.70	This pays for the utilities in the communal areas of the scheme. It doesn't cover the cost of the utilities you use in your flat which are separately identified in this service charge	3.06	3.06
Door entry system	2.11	2.11	This pays for maintaining the door entry system in the building.	2.19	2.19
Equipment & furniture replacement	6.21	6.21	This pays for the repair and maintenance of fixtures, fittings, flooring, furniture and white goods in all the communal areas in the building. It doesn't cover the cost of these items in your flat which you have to pay for separately	6.50	6.50
Fire alarm maintenance and servicing	0.62	0.62	This pays for the maintenance of our fire alarm and fire equipment	0.86	0.86
Fire risk assessment	0.90	0.90	This covers the cost of assessing the building for fire risk to ensure we maintain high standards of safety.		
Fuel supply to the unit	7.18	7.18	This covers the cost of the utility supplies to your individual flat (gas & water). It doesn't cover the cost of the electricity supply to your unit which you have to pay for separately.	5.65	5.65
Gardening & associated costs	1.61	1.61	This pays for the maintenance of our garden and outdoor facilities	2.48	2.48
Gas safety testing	0.57	0.57	This is the cost of maintaining the boilers in the building	0.60	0.60
Housing Management Response System	2.21	2.21	This charge is for the maintenance costs of alarm systems of the individual units in each flat and communally.	2.03	2.03
Laundry services	0.74	0.74	This pays for the costs of maintaining all laundry equipment used by tenants	0.78	0.78
Lift servicing and maintenance	4.71	4.71	This pays for the service contract on the lifts	4.68	4.68

Portable appliance testing	0.09	0.09	This pays for the annual testing of all electrical equipment used in our communal and office areas. It doesn't cover the cost of testing personal equipment in your flat which you can pay for separately	0.13	0.13
Responsive repairs	2.22	2.22	This pays for the repairs that are needed to communal equipment	2.51	2.51
Rubbish disposal and pest control	0.21	0.21	This pays for the hire of the rubbish bins, their collection and the clearance of large items of rubbish.	0.35	0.35
Scheme management charge	16.63	16.63	This covers the cost of the Senior Housing Officer being available to assist with housing management issues and having the Housing Support Officer on site	17.52	17.52
TV licence	0.12	0.12	This covers the cost of the TV licences for TVs in communal areas. It doesn't cover the cost of licences in your flat which you have to pay for separately	0.12	0.12
Water safety	2.89	2.89	These are tests carried out to any water storage tanks and systems to ensure the health and safety of all our tenants and their visitors	2.37	2.37
Window cleaning	1.08	1.08	This covers the costs of cleaning the external windows and internal communal windows. It does not cover the cost of cleaning the internal windows in your flat which you need to pay for separately	1.13	1.13
Rent	118.16	125.22	This is the weekly net rent charge for your flat. As a small housing association Hill Homes is allowed to deviate from the government standard rent increase once to ensure financial sustainability for the organisation. We are utilising this permission for 2020/21	116.40	123.38
Management fee	28.94	29.96	This contributes towards the costs of Hill Homes being an efficient and effective organisation	25.54	26.52
Total	214.76	222.84		210.07	218.03