

Trees services 21/22 Service Charge and Rent Costs	21/22 Weekly cost 1 bed	21/22 Weekly cost 2 bed	Commentary	20/21 Weekly cost 1 bed	20/21 Weekly cost 2 bed
Caretaking staff - services	10.90	10.90	This pays for the communal caretaker/handyman service that is available to all tenants	11.11	11.11
CCTV	0.23	0.23	This pays for the CCTV system used to improve security in the building.	0.24	0.24
Communal cleaning	9.16	9.16	This pays for our cleaner at Trees and the materials used.	10.95	10.95
Door entry system	1.66	1.66	This pays for maintaining the door entry system in the building.	1.67	1.67
Equipment & furniture replacement	13.46	13.46	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	14.12	14.12
Fire alarm maintenance and servicing	1.81	1.81	This pays for the maintenance of our fire alarm and fire equipment	1.84	1.84
Fire risk assessment	0.68	0.68	This covers the cost of assessing the building for fire risk to ensure we maintain high standards of safety.	1.43	1.43
Fuel and water provision	9.59	9.59	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	7.11	7.11
Fuel supply to the unit	16.53	16.53	This covers the cost of the utility supplies to your individual flat (gas, electricity & water)	11.71	11.71
Gardening & associated costs	5.07	5.07	This pays for the maintenance of our garden and outdoor facilities	5.06	5.06
Gas safety testing	0.85	0.85	This is the cost of maintaining the boilers in the building	0.90	0.90
Housing management response system	2.23	2.23	This charge is for the maintenance costs of alarm systems of the individual units in each flat and communally.	2.05	2.05
Laundry services	0.78	0.78	This pays for the costs of maintaining all laundry equipment used by tenants	0.68	0.68

Lift servicing & maintenance	4.13	4.13	This pays for the service contract on the lifts	4.04	4.04
Portable appliance testing	0.07	0.07	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	0.09	0.09
Refuse disposal & pest control	0.62	0.62	This pays for rubbish to be collected from the building and also covers the cost of pest control services	1.82	1.82
Responsive repairs	5.68	5.68	This pays for the repairs that are needed to communal equipment	3.56	3.56
Scheme management charge	6.97	6.97	This covers the cost of the Senior Housing Officer being available to assist with housing management issues	10.04	10.04
Water safety	1.46	1.46	These are tests carried out to any water storage tanks and systems ensuring the health and safety of all our tenants and their visitors	1.88	1.88
Window cleaning	2.14	2.14	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	2.25	2.25
Rent	147.96	156.64	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	145.77	154.33
Management fee	36.63	37.87	This contributes towards the costs of Hill Homes being an efficient and effective organisation	32.37	33.60
Total	278.61	288.53		270.69	280.48