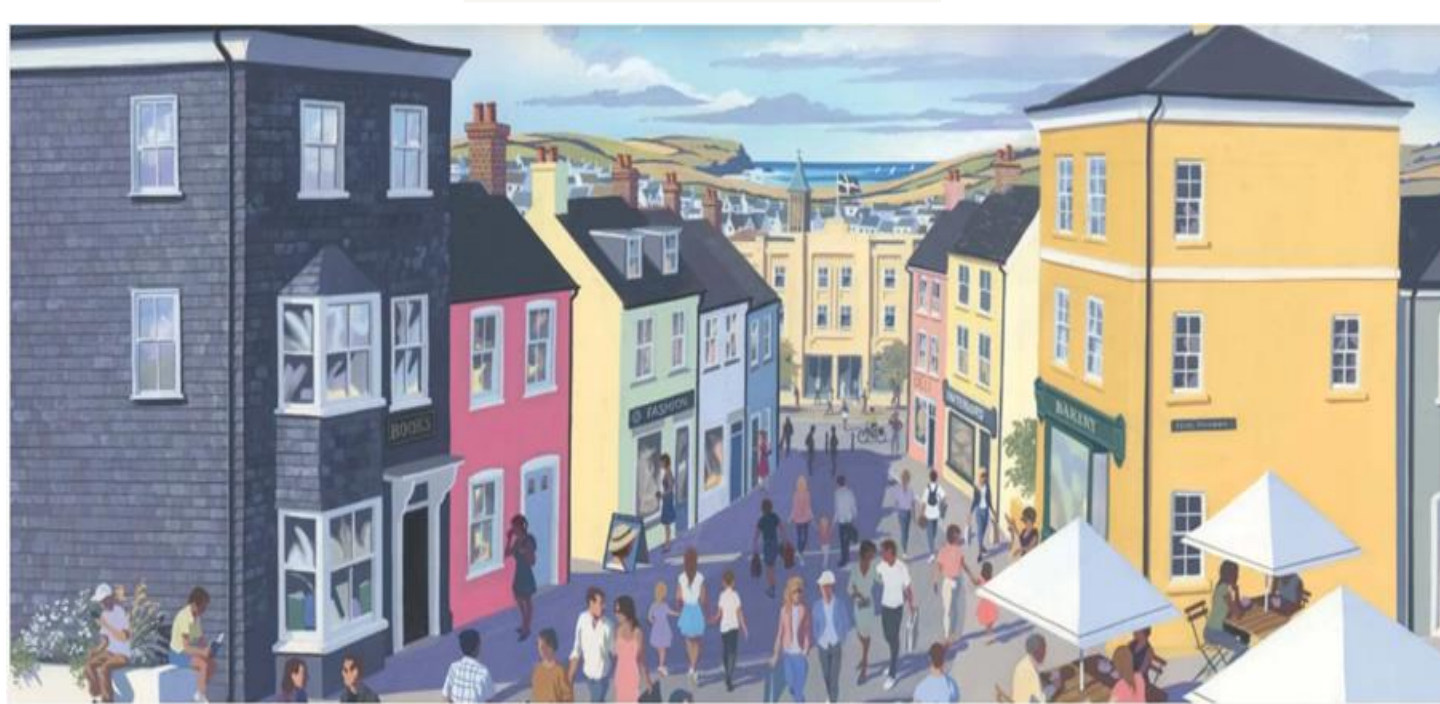


NANSLEDAN



Service Charges at Nansledan, Newquay

FirstPort have been appointed as managing agent for Nansledan. Our job is to make sure communal areas at Nansledan are safe, clean, well maintained and comfortable, and that the community is a great place to live.

Every household pays an annual service charge so that there are funds to cover all of the work that goes into managing and maintaining the estate and various apartment and commercial buildings.

Nansledan has three Resident Management Companies 'RMC'. Householders will pay a service charge to at least two of the RMC' depending on where they live on the estate. Any leasehold flat or commercial unit will have a separate service charge to pay for their building.

The service charge does not cover any costs associated with maintaining privately owned freehold houses on the estate, which is the responsibility of each house owner. Parts of the estate will also remain the responsibility of the Duchy or developers until they're handed over.

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How much is the Service Charge?

The current cost per household per annum is **£328**:

2023/24 :NANSLEDAN ESTATE £103 / NANSLEDAN NORTH £225 / NANSLEDAN SOTH £225*
LEASEHOLD & COMMERCIAL BUILDING CHARGE – POA

Including the annual service charge and administration fees. Costs are indicative and subject to annual review In accordance with the Estate Rentcharge Deed (part of your property deeds) which caps any increases.

*The actual figures may be subject to change when the Service Charge invoices are issued for payment.

How is the Service Charge Calculated?

The ManCos financial year (FY) is 1 Oct - 30 Sept. Early in each FY homeowners will receive an invoice for their proportion of the estimated service charge for the coming year, this charge is based on the estimated costs for the management and maintenance of the estate areas for that year. Past expenditure data and re-tendering of contracts is used to ensure the invoices you receive are as accurate as possible and that best value is achieved from the contracts placed and there is enough funds to pay for the services provided.

What will the Service Charge cover?

- Landscaping maintenance of all communal areas, courtyards, green lanes, wetlands and parks.
- Maintenance of the communal site wide TV systems (up to the home)
- Maintenance of the SANG 'Pras Trewolek'
- Childrens play area maintenance and Health & Safety compliance.
- Fruit tree pruning and maintenance around the estate.
- Public Liability and Apartment Buildings Insurance (excl social landlord blocks). As applicable
- Asset Management & Maintenance.
- A dedicated Property Manager and a network of administrative support.
- Online Estate Management and Customer Portal.
- Accountancy.
- 24/7 Emergency Call Out.
- Company Secretarial responsibilities.

www.Nansledan.com

