

A GUIDE TO SERVICE CHARGES



Introduction and overview

This guide sets out the basis on which service charges are prepared and is intended to provide a general overview of the provision of services to a development.

The guiding principle of the service charge is that all homeowners or renters must pay their reasonable and fair share to maintain the building and grounds to the highest of standards. The service charges are a simple re-charge of costs incurred for running a development and each year the service charge budget is reviewed. Unlike many of our competitors, we do not charge any exit fees on the sale of or transfer of ownership at the point resale.

The running costs for a Lifestory home will often be lower than that of a former property due to the modern, efficient design & build across each of our developments. Speak to a member of our team about our cost comparison sheets.

There are no exit fees to pay when selling your Lifestory home, however, some fees will be applicable to cover the administration costs of registering the change of ownership.

What's not included with your service charge?

Council Tax

Electricity and heating of apartments

Home contents Insurance

Home phone and broadband

Individual homes TV licence

TV services such as Sky or Netflix

Individual homes water rates*

On-site parking**

*Due to our unique build and design approach, some developments service charges are inclusive of individual homes water rates. Please speak to our team for more information.

**Parking permits are available on an annual basis and varies between sites. Our team will have further information available on request.

Inclusive of your service charge

On-site administration costs

Lifhost office stationary & sundries

Lifhost office PC, telephone, broadband and mobile devices

Lifhost salary

Utilities

Electricity, heating & water in communal areas

Contract, Maintenance & Services

Annual gutter & roof clearing

Car park maintenance

CCTV system maintenance

Cleaning of communal areas

Fire safety contract including fire door checks

Garden maintenance

General maintenance

Lift maintenance

Lightning conductor annual inspection

Out of hours emergency call equipment / monitoring service careline

Pest control

Plant maintenance

Refuse & recycling

Window cleaning

Insurance

Buildings insurance & public liability

Engineering insurance

Fees

Accounts preparation & audit

Health & safety fees

Management fees

Contingency fund

A reserve of money is set aside to cover planned maintenance and possible unforeseen future expenses





GET IN TOUCH TO FIND OUT MORE.

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