

20th January 2023

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Dear Lessee

ONE WARRINGTON GARDENS, W9 – SERVICE CHARGE ESTIMATE – YEAR TO 31ST DECEMBER 2023

Please find attached the estimated cost of services for the Year Ending 31 December 2023 and invoices for this quarter's service charge and ground rent.

We have included in the left-hand column the estimated expenditure for the year ended 31 December 2022 and a column showing the projections for year ending December 2023. We have prepared the service charge estimate having reviewed past expenditure, current contracts in place, the specific compliance needs of the property and taking into account inflation. This is particularly evident for the electricity costs which has increased from £15,000 to £48,300 for the year following a competitive tender via Energy Consultants. Lessees will be acutely aware of the increase in energy costs from news articles. We will continue to monitor energy costs and look to taking steps to reduce energy consumption where possible.

Given the current economic climate and rising costs in all areas we have increased the service charges payable by 10%. Estimates have been discussed and agreed with One Warrington Gardens Management Company Limited. We enclose our application for payment which we would be grateful if you would settle at your earliest opportunity

We will be looking to see where further savings can be made during the year. In the meantime, we have already implemented some cost savings in the cleaning of the common areas. The concierge will be undertaking more cleaning duties of the common areas with contractors undertaking regular deep cleaning.

We will be appointing independent consultants to undertake a joint Fire Risk Assessment and Health & Safety Inspection of the common areas which is overdue. We are also required to undertake inspections of all common fire doors and flat doors to ensure they are compliant and resistant to fire. We will write further to Lessees on this matter once instructions have been placed.

If you have any comments, please do not hesitate to contact the undersigned

Yours sincerely

Ramila Mistry pp

**Clive Greenwood, BA Hons AssocRICS MIRPM
HEAD OF PROPERTY MANAGEMENT**

