

Address: James Square, Edinburgh, EH11 2AT
 Requested by: Derek Turnbull
 Prepared by: Natalie MacDonald (Business Development Manager - Newton)



Address/block	Total Costs	Block 39 Per Unit	block 45 Per Unit	block 51 Per Unit	block 55 Per Unit	block 57 Per Unit	block 59 Per Unit	block 61 Per Unit	block 65 Per Unit			
Units Per Block	103	16	19	31	15	6	6	8	2	Price Source	Contractor / Insurer	Apportionment
Common cleaning	£ 26,807.04	£ 260.26	£ 260.26	£ 260.26	£ 260.26	£ 260.26	£ 260.26	£ 260.26	£ 260.26	Contractor Quote	Abby Cleaning	Per block - equal
Common window cleaning	£ 585.00	£ 5.68	£ 5.68	£ 5.68	£ 5.68	£ 5.68	£ 5.68	£ 5.68	£ 5.68	Existing cost	Current factor budget	Development - equal
Common ground maintenance	£ 6,800.00	£ 66.02	£ 66.02	£ 66.02	£ 66.02	£ 66.02	£ 66.02	£ 66.02	£ 66.02	Current Contractor	Spruce Gardens	Development - equal
Emergency lights	£ 950.40	£ 7.43	£ 6.25	£ 3.83	£ 7.92	£ 19.80	£ 19.80	£ 14.85	£ 59.40	Contractor Quote	AS Dicksons	Per block - equal
Dry risers	£ 1,776.00	£ 13.88	£ 11.68	£ 7.16	£ 14.80	£ 37.00	£ 37.00	£ 27.75	£ 111.00	Contractor Quote	Integra	Per block - equal
Fire alarm panel & Sprinklers	£ 3,600.00	£ 22.50	£ 18.95	£ 11.61	£ 24.00	£ 60.00	£ 60.00	£ 45.00	-	Contractor Quote	PTM Services	Per block - equal
Lift maintenance	£ 2,517.41	-	£ 50.35	£ 50.35	-	-	-	-	-	Existing cost	Current factor budget	Block 45 & 51 - equal
Lift insurance	£ 668.68	-	£ 13.37	£ 13.37	-	-	-	-	-	Insurance Quote	Zurich	Block 45 & 51 - equal
CCTV	£ 180.00	£ 1.75	£ 1.75	£ 1.75	£ 1.75	£ 1.75	£ 1.75	£ 1.75	£ 1.75	Existing cost	Current factor budget	Development - equal
Pool / sauna servicing	£ 9,242.62	£ 89.73	£ 89.73	£ 89.73	£ 89.73	£ 89.73	£ 89.73	£ 89.73	£ 89.73	Contractor Quote	AquaTeq - fortnightly checks*	Development - equal
Care taker & payroll	£ 57,408.00	£ 557.36	£ 557.36	£ 557.36	£ 557.36	£ 557.36	£ 557.36	£ 557.36	£ 557.36	Contractor Quote	Abby Cleaning/Life Facilities	Development - equal
Lift Telephone	£ 600.00		£ 12.00	£ 12.00						Existing Cost	Current factor budget	Development - equal
Landlord supply	£ 28,000.00	£ 271.84	£ 271.84	£ 271.84	£ 271.84	£ 271.84	£ 271.84	£ 271.84	£ 271.84	Existing Cost	Current factor budget	Per block - equal
Ad-hoc repair budget	£ 10,300.00	£ 100.00	£ 100.00	£ 100.00	£ 100.00	£ 100.00	£ 100.00	£ 100.00	£ 100.00	Estimate		Per block - equal
Building insurance	£ 38,730.00	£ 376.02	£ 376.02	£ 376.02	£ 376.02	£ 376.02	£ 376.02	£ 376.02	£ 376.02	Insurance Quote	Allianz	Per block - equal *
Directors and Officers insurance*	£ 1,000.00	£ 9.71	£ 9.71	£ 9.71	£ 9.71	£ 9.71	£ 9.71	£ 9.71	£ 9.71	Estimate	Awaiting Allianz quote	Per block - equal *
Newton management fee	£ 18,540.00	£ 180.00	£ 180.00	£ 180.00	£ 180.00	£ 180.00	£ 180.00	£ 180.00	£ 180.00	Newton Quote	Newton	Per unit charge
TOTAL PER UNIT PER ANNUM	£ 207,705.15	£ 1,962.18	£ 2,030.98	£ 2,016.70	£ 1,965.10	£ 2,035.18	£ 2,035.18	£ 2,005.98	£ 2,088.78			
DD Discount		-£ 49.44	-£ 49.44	-£ 49.44	-£ 49.44	-£ 49.44	-£ 49.44	-£ 49.44	-£ 49.44			
RECOMMENDED DIRECT DEBIT (ROUNDED)		£ 160.00	£ 165.00	£ 165.00	£ 160.00	£ 165.00	£ 165.00	£ 165.00	£ 170.00			
Optional - Ebilling Discount		-£ 29.66	-£ 29.66	-£ 29.66	-£ 29.66	-£ 29.66	-£ 29.66	-£ 29.66	-£ 29.66			
Total with discounts		£ 1,883.08	£ 1,951.88	£ 1,937.60	£ 1,886.00	£ 1,956.08	£ 1,956.08	£ 1,926.88	£ 2,009.68			

* Please note, at this stage we have apportioned this cost equally between all owners. If appointed we will request the insurance breakdown per block from the incumbent factor.