



<b>Descriptions of Service Charges</b>	
Service Charge	A service charge is a payment made by you for services received in connection with your home. <b>This is a list of all service charges and some of them will not apply to your home.</b>
Communal Electricity	This is the cost for the communal electricity bills to all electric installations such as communal lighting, pump stations, lifts, door entry and communal appliances.
Communal Gas	This is the cost for the communal gas bills supplying heating and hot water to communal areas.
Communal Lift	This is the cost for maintenance, repairing, and provision for major repairs or replacement of lifts.
Health and Safety	Current legislation requires MHA to carry out health and safety checks in communal areas. These include water hygiene testing (Legionella), fire safety and fire risk assessments. This also includes the cost associated with providing and maintaining fire safety equipment, servicing and repairing of fire and smoke detectors. Emergency lighting checks and servicing, PAT testing of electrical items.
Communal Cleaning	This service includes the internal cleaning of communal areas, communal halls, corridors and stairwells and all costs associated with staff time.
Communal Window Cleaning	This is the cost of cleaning all communal windows to flats, schemes, communal halls, includes materials equipment and contractors.
Communal Laundry	This is to cover the cost of provision and maintenance of laundry equipment.
Communal Water	This is for the water bills for any communal areas such as laundry facilities, communal lounges, halls, kitchens and toilets.
Communal Boiler Maintenance	Running, maintaining communal boilers, heating plant and equipment
Grounds Maintenance	This includes the cost of general upkeep, maintaining land, communal areas, grass cutting, hedge maintenance, shrub and rose bed maintenance and annual bedding maintenance.
Management Charge	This covers the cost of all administrative duties associated with service charging, recovering costs, monitoring and preparing accounts.

The above costs are already included in your rent but in future we will show you these costs separately.