



24<sup>th</sup> May 2019

**Re: Service charges for the 2019-2020 financial year.**

Dear owner / shareholder

Please find enclosed your service charge invoice for the coming financial year. Owners on the estate are jointly responsible for financing the upkeep of the estate by means of a service charge payable to Lawton Hall Management Ltd. The service charge is comprised of an equal payment by all shareholders of the estate service charge, plus additional service charges dependent on the location of the individual property (Hall, the Stables, the Coach House or the Gardens). Full details may be found in your lease. The board has a responsibility to ensure the estate is well managed and maintained, for the benefit of all the owners.

The board are pleased to report that there will be no increase in the service charge this year for the vast majority of owners. The exception to this is for those with shared access in the Hall (Hall 2) where a small increase in the monthly service charge was required to maintain the current cleaning service.

This maintenance of the current service charges is largely due to a significant reduction in the accountancy fees. We have secured accountancy services with a local firm, offering an improved service whilst reducing the cost by almost 60%.

The savings made in some areas have also enabled the contribution to the reserve funds to be increased slightly (for all areas but Hall 2). This is important to maintain sufficient reserves in the event of an emergency, as there has been significant expenditure from the reserve funds this year (on the new meadow path, upgrades to the Hall electrics and fire alarms, and repairs to the electronic gates).

The board is also conscious that the estate is ageing. There will be a need for further expenditure in the near future, some of which will affect us all (such as maintenance of the garden wall and tree surgery) whilst some will impact only a proportion of residents (such as maintenance to the Hall brickwork).

Regards

Walter MacGowan. Chairman LHML