

GRENFELL TOWER PUBLIC INQUIRY

EXHIBIT MMFA/7

This is “**Exhibit MMFA/7**” referred to in the Second Witness Statement of Manuel Miguel Ferreira Alves.

Dated: this 25th day of February 2020

Service Charge Estimates for the Financial Year 2014-2015

Please find enclosed with this letter various documents pertaining to your Estimated Service Charges for the financial year 2014-15.

You should find enclosed with this letter the following documents:-

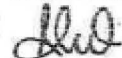
- Estimated Service Charges 2014-2015
- Estimated Service Charges Summary
- Translation Request Form
- Direct Debit Form
- s.153 – Summary of Rights

When considering your Estimated Service Charges for 2014-15 please observe them in conjunction with the Estimated Service Charges Summary provided. Your estimate aims to provide you with the annual projected charge for each particular service element supplied to your block and/or estate. You can also find further information on our website www.kctmo.org.uk under the Home Ownership section.

If you would like to pay your service charges on a monthly basis please complete and return the enclosed Direct Debit Form, you then need take no further action and we will set up your direct debit for you to pay on a monthly basis, this will also take into account any final account adjustment that will happen during the year. If you already have a direct debit with us you need take no further action and your payments will continue on the same dates as you have previously requested. If you do not wish to take up the direct debit payment option please note that your service charges will be due on the quarter dates unless you contact your income officer to arrange a formal agreement for 2014-15. If you would like to discuss Direct Debits further or payments that you make, please contact a member of the Home Ownership Income Team on [REDACTED] or Homeownership@kctmo.org.uk

These are important documents relating to your property and should be considered carefully, so please take time to read them. Should you have any enquiries relating to your service charge estimates, please contact the Home Ownership team – details of which are at the top of this letter.

Yours sincerely,



Daniel Wood

Assistant Director, Home Ownership

The Royal Borough of Kensington & Chelsea Tenant Management Organisation Ltd.

Registered Office: Network Hub, 292a Kensal Road, London W10 5BE

Registered in England & Wales No. 3048135 VAT No. 672 0689 19

CONCERGE.?

	SCHEME WEIGHTED ROOMS	TOTAL SCHEME COST £	PROPERTY SHARE QUARTERLY £	PROPERTY SHARE YEARLY £
BUILDING COSTS				
Repairs to Building	462.000	4,399.73	9.52	38.09
Internal Communal Repairs	462.000	7,762.45	16.80	67.21
Common Parts Electricity Repairs	462.000	4,559.27	9.87	39.47
Common Parts Electricity Consumption	462.000	26,742.83	57.89	231.54
Digital TV	440.000	4,264.10	9.69	38.76
Lift Insurance	462.000	1,147.73	2.49	9.94
Lift Repair / Maintenance	462.000	6,532.39	14.14	56.56
Health and Safety - Pest Control	462.000	4,495.35	9.73	38.92
Contract Cleaning	462.000	20,515.65	44.41	177.62
Bulk Refuse Clearance	462.000	666.59	1.44	5.77
Paladin Maintenance	462.000	1,615.39	3.50	13.99
		82,701.48	179.48	717.87
ESTATE COSTS				
Estate Caretaking & Supervision	2246.000	47,722.51	21.25	84.99
Estate Lighting Repairs	1946.000	9,735.43	5.00	20.01
Estate External Siteworks	2246.000	21,523.95	9.58	38.33
Estate Contract Cleaning	2246.000	65,344.60	29.10	116.38
Estate Bulk Refuse	1946.000	5,220.74	2.68	10.73
Estate Garden Maintenance	2246.000	42,228.24	18.80	75.21
		191,775.47	86.41	345.65
OTHER COSTS				

The Royal Borough of Kensington & Chelsea Tenant Management Organisation Ltd.
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