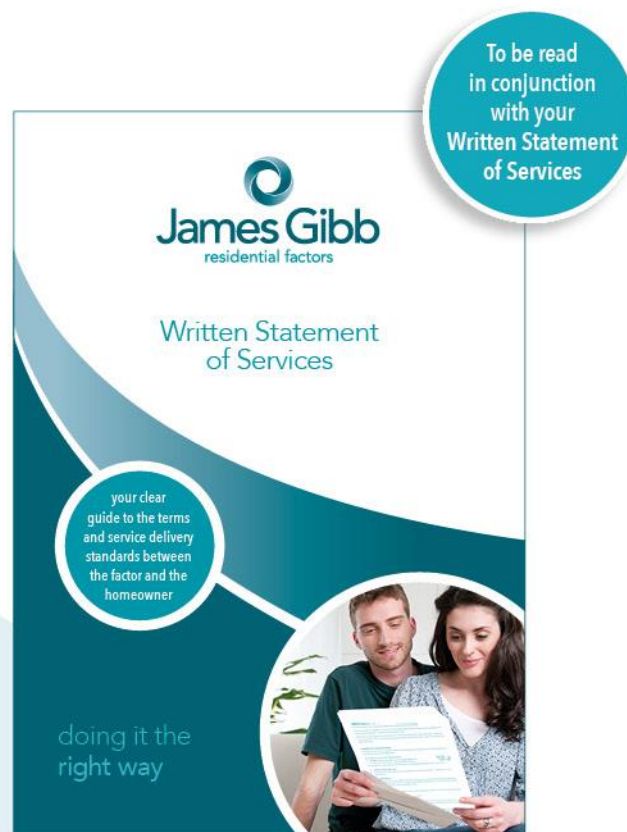


DEVELOPMENT SCHEDULE

Kingsmeadows House, Peebles – Development No 00150



doing it the
right way

Issue Date: 23/07/2021

DEVELOPMENT SCHEDULE

Section 01

(WSS Section 2.2 - Authority to Act)

Management Appointment Date – 20/05/2016

Section 02

(WSS 2.4 - Authority to Act)

James Gibb's Authority to Act, for non-emergency repairs, is £20.00 plus VAT per property.

Section 03

(WSS 3.2 – Services Provided)

Communal areas covered by our service provision include:

Common gardens, lawns, planting, trees, shrubs-beds

Common boundary walls

Common gutters, downpipes, drains and sewers

Common roofs and tiles

Common area doors, soffits and fascias

Common external building maintenance

Common internal areas including entrance halls, corridors and stairs

Common lighting (internal and external)

Common security entry systems (entry phones within the property are private)

Common TV aerials and telecoms networks

Fire/smoke system service/maintenance

Septic tank maintenance

Water booster pump service/maintenance

Section 04

(WSS 4.1 – Routine Maintenance – Gardening Schedule)

This can be found on your James Gibb+ Client Portal.

Section 05

(WSS 4.1 – Routine Maintenance – Cleaning Schedule)

This can be found on your James Gibb+ Client Portal.

Section 06

(WSS 4.8 – Routine Property Inspections)

Routine property inspections of your development will be conducted by your development manager on a monthly basis.

Section 07

(WSS 5.1.1 – Management Fees)

Management fees at 01/06/2021 are £118.39 plus VAT per flat *

Section 08

(WSS 5.3.1 – Floating Funds)

Apartments £350.00 *

Section 09

(WSS 5.4.7 – Sinking Funds)

Not applicable

Section 10

(WSS 5.5.1 – Invoicing)

This development is invoiced quarterly in arrears.

Section 11

(WSS 5.6.5 – Final invoice timing)

The date of the final invoice is determined by the homeowner's sale date. If the sale date falls at least two clear months prior to the next period end, the final invoice / return of float will be produced shortly after the forthcoming period end. If the sale date falls less than two clear months prior to the next period end, the final invoice will be produced one full billing period after the next period end.

**Additional float and management fee applies for works associated with the common grounds per Title conditions for Kingsmeadows Owners Association (please refer to separate Development Schedule)*

DEVELOPMENT SCHEDULE

Section 12

(WSS 8.5 – Block Insurance Commission)

This section is applicable if we organise either your buildings insurance, public liability insurance or engineering insurance policies.

Unlike many other factors, James Gibb does not take any commission beyond that taken by our broker. Instead, we negotiate a share of their commission in order to keep your premium as low as possible.

Commissions are calculated from the net premium (i.e. excluding insurance premium tax).

The agreed internal split is negotiated each year and has no effect on the overall premium.

Our current commission totals are as follows:

Cover	James Gibb Commission	Brokers (Marsh) Commission	Brokerage Fee (Marsh)
Buildings	27.5%	2.0%	3.5%
Terrorism	0.0%	0.0%	0.0%
Employers Liability	0.0%	0.0%	0.0%
Engineering (e.g Lifts)	0.0%	0.0%	0.0%

Section 13

(WSS 8.11 – Insurance premium payments)

Any insurance premiums are included within your service charge invoice and invoiced at the frequency detailed in section 10 of this document.

Section 14

(WSS 8.13 – Insurance claims and excesses)

Claims can be submitted by contacting our office.

Insurance excesses will be charge equally over the policyholders.

Standard Excess – £500.00

Escape of Water Excess - £500.00

Subsidence Excess - £2,500.00

Section 15

(WSS 11.0 – Termination of Agreement)

A termination notice period of three months is required by the development.

Contact us for further information:

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James Gibb residential factors

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the right way



Registered property factor no: PF000103

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James Gibb residential factors is a trading name of James Gibb Property Management Ltd, registered as a limited company in Scotland (No. SC 299465). VAT Reg No. 268 6033 43.

Registered office: 32 Charlotte Square, Edinburgh EH2 4ET.