

Mrs Sample  
23 Phoenix Street  
Oldham

**First Place**  
**22 Union Street**  
**Oldham**  
**OL1 1BE**

Tax Point – 1 April 2024

Account Reference Number:

768-2572-958

Invoice Reference Number:

768-2572-958

Payments: 0161 393 5353

0161 393 7117

Enquiries: homeowners@fcho.co.uk

This list shows the different services included in your service charge 2024/25.

This is the billing period for your service charges.

**SERVICE CHARGE ESTIMATE**  
**LEASEHOLD / SERVICE CHARGE - 1 APRIL 2024 – 31 MARCH 2025**

PROPERTY: 23 Phoenix Street, Oldham	Annual Cost £
<b>SERVICES</b>	
Insurance Charge for Leaseholders	£119.34
TV aerials for leaseholders	£15.36
Caretaking charge for Leaseholders	£189.76
Administration fee for leaseholders	£15.93
Day to Day Repairs (Communal)	£40
Grounds Maintenance for leaseholders	£39.77
Fire risk assessments biannual	£23.00
<b>PAYMENT DUE:</b>	<b>£443.16</b>

This is the latest date to pay your service charge estimate.

This is the total estimated cost due for services provided at the property.

**This is your demand for payment.**

This invoice must be paid by **15th APRIL 2024** at the latest unless you pay by Direct Debit or have an agreed payment plan. To avoid the possibility of additional costs for non-payment please call us to pay this demand as soon as possible. If you are experiencing financial difficulties, please contact us as soon as possible to discuss our options.

If you are already paying by **Direct Debit**, do nothing, your payments will be adjusted to cover the service charge and the £10.00 ground rent payable on the 1 July. Please note we send a separate demand for ground rent in May each year.

**METHODS OF PAYMENT ARE PRINTED ON THE BACK OF THIS INVOICE**  
Summary of Rights and Obligations enclosed.

**Improving Lives  
in Oldham**

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**GMHP**  
Greater Manchester Housing Providers