

Walstead Park, Lindfield

Vistry South East

(Excluding country park
and including all private
roadways)

MANAGEMENT PROPOSAL

Delivering bespoke management
solutions for developments of any
size and complexity



Prepared By - Nicole Baker
Date - 24th June 2022
Revised - 3rd Nov 2022



trinity

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EXECUTIVE SUMMARY

Trinity (Estates) Property Management Limited are pleased to be invited to tender for future management of the Lindfield development.

This proposal sets out the services we will provide and how we will organise them to ensure the smoothest possible transition into management.

Our services outlined within this proposal will add value through:

- Proactive management
- Health and Safety expertise
- Financial Control
- Excellent Customer communications

WHO ARE TRINITY?

Trinity are a privately owned property management company. Our focus is on our clients and our people rather than external analysts and institutional shareholders. Since 1999 we have built an enviable reputation with our clients and our management portfolio consists of everything from large, city centre, multi asset apartment blocks to simple housing estates with shared driveways and open space.

Our clients include many of the major housebuilders, smaller regional developers and individual resident run management companies. We aim to form strong relationships by providing sound advice and providing transparent and high levels of service, to ensure that Trinity are first choice for future projects.



SERVICES TRINITY PROVIDE

At Trinity, our teams are trained to the highest level and are members of a number of professional bodies to ensure all of our services are delivered effectively. These include the Institute of Residential Property Management (IRPM), The Royal Institution of Chartered Surveyors (RICS), The Association of Accounting Technicians (AAT).



Estate Management



New Schemes Setup



Financial Management



Building Surveying



Legal Services

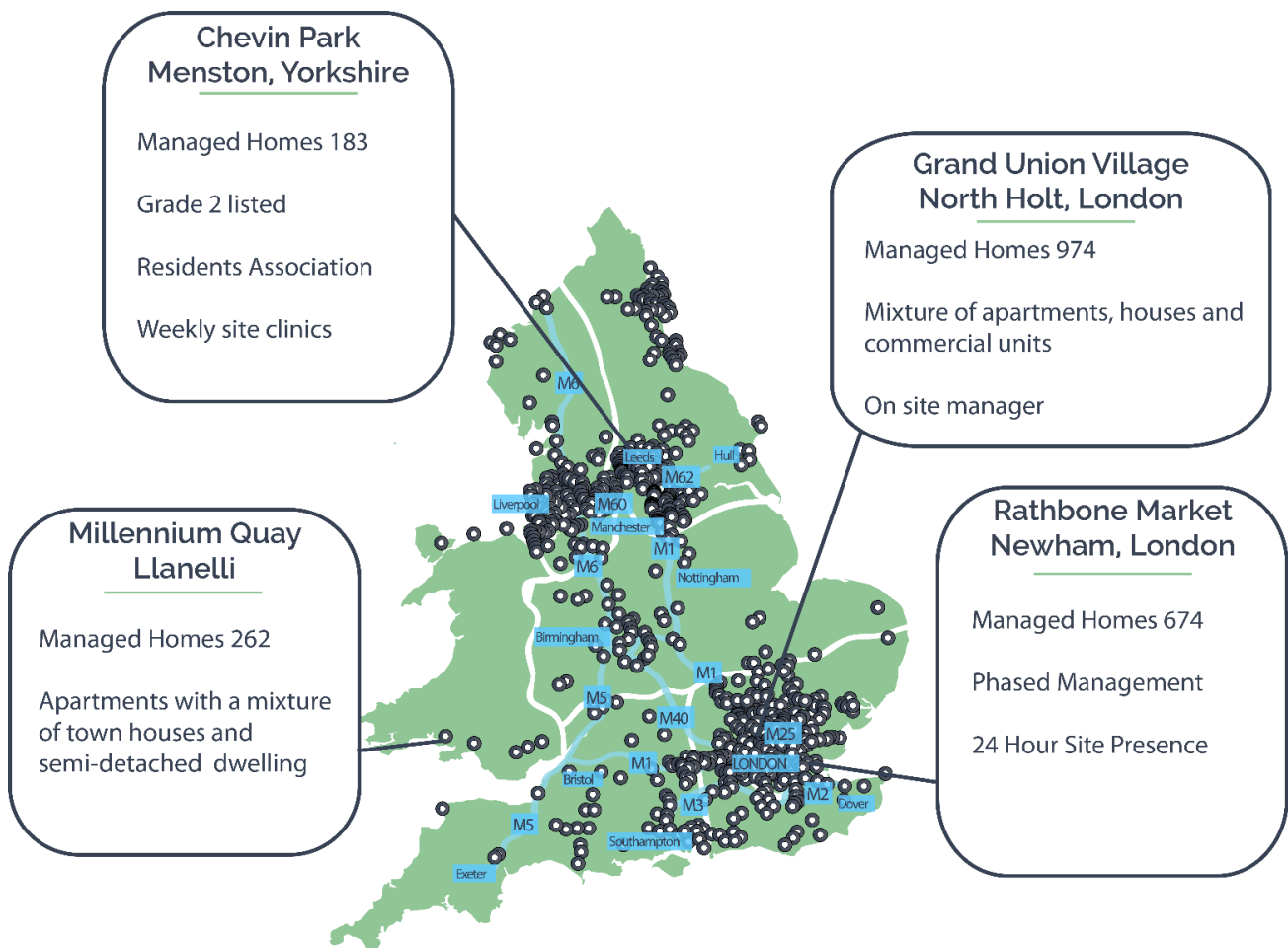
We can tailor our service delivery at every stage of the process to recognise and respond to our client's needs and to take a proactive approach. This enables us to deal with any property management issues that may arise from our clients' perspective.

NATIONAL COVERAGE, LOCAL KNOWLEDGE

Our Estate managers are based throughout the country in order to provide local knowledge to sites within their region. Each region consists of at least six Estate Managers and a Regional Manager who are fully supported by a comprehensive support team based in our Head Office.

Residents can locate their Estate manager's details through our Welcome pack or login into their very own portal where they can access essential site information

The map below shows our coverage with each point representing a site we manage.



CENTRAL SUPPORT FUNCTION

By centralising our support functions in our Head Office we are able to provide greater control of expenditure and offer greater savings to residents. We have a dedicated procurement team whose negotiate best value services for the residents.

Typical examples of savings through our procurement and centralised contracts are:

- Insurance
- Utilities - Electricity, Gas, Water
- Telecoms
- Health and Safety
- Accountancy
- Cleaning
- Lift Maintenance
- Fire Equipment Maintenance
- Pest Control

Trinity procures over £45 million worth of contracts each year on behalf of residents and we are dedicated to providing best value and working closely with preferred suppliers to ensure quality services are being delivered.

KEEPING OUR CUSTOMERS INFORMED

All of our residents have access to their own bespoke portal where they can:

- Manage their account and make secure payments
- Locate their Estate Managers next attendance date
- Get up-to-date, live maintenance reports
- Update their information and communication details
- Access their final accounts, insurance certificates and more



HANDOVER PROCESS

Our Handover Process is clear to all of our managed estates

Comprehensive Customer Management Support

Following handover into our management we will write to all owners enclosing a full "Residents Information Pack" which provides more comprehensive details about Trinity Estates and the services we will provide.

Management Packs

Management Packs are provided to the Developer's Sales Staff for handing to prospective purchasers. These include a site specific information as well as details about the services Trinity offer.



trinity
Management

Sales Support

Management support is available to your sales staff to answer any questions regarding the management of the development and the service charge as they arise.

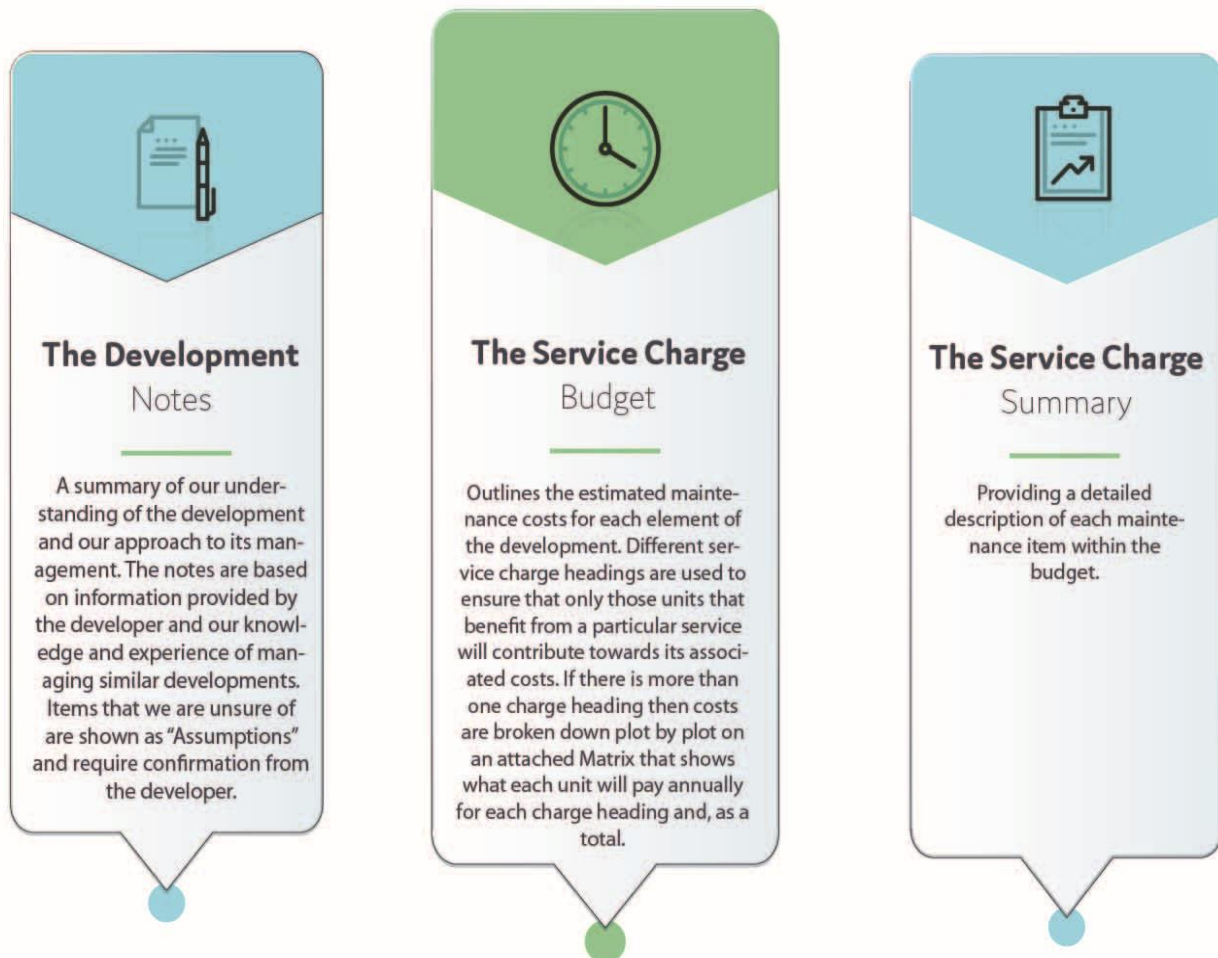


DOCUMENT CONTROL SHEET

Date	Author	Reason for Amendment
21/08/2023	Nicole Baker	Added Bin/cycle store maintenance provisions for blocks A, B & C
07/09/2023	Nicole Baker	Added HA cap details, set at £350. Updated final Matrix details.
28/09/2023	Nicole Baker	Added the Country Park landscaping and upkeep requirements, via the Country Park Schedule
08/11/2023	Nicole Baker	Omitted Country Park and Private Roadway Charge schedules
11/01/2024	Nicole Baker	Please note, for Bulk, Rented & Shared Ownership units need to be capped at £350 in total per unit
06/03/2024	Nicole Baker	Added Private Roadway Charges back into budget
05/04/2024	Nicole Baker	Added estate roadway maintenance charges into the Estate Charge and omitted the Private Roadway Charge schedule
20/11/2024	Nicole Baker	Developer requested additional 3 Block Charges to be removed regarding the HA bin/cycle stores. HA confirmed will manage themselves
10/12/2024	Nicole Baker	Developer requested Bulk reference to be changed to Pre-sold

Trinity Estates provide a scheme specific Management Proposal to our developer clients to show how we intend to manage their property. The proposal assists both our own Legal Team and the Developers' solicitors when setting out the management requirements of

There are three elements to this proposal:



It is important that all 3 parts of the proposal are looked at in conjunction with each other to provide a full picture of our management proposal.

DEVELOPMENT NOTES / SERVICE CHARGE

The Walstead Park, Lindfield development consists of a mixture of private and Housing Association (HA) dwellings, 44 maisonettes and 156 houses (60 Affordable/140 Private) – 200 units in total

All 200 units will be required to contribute towards the **Estate Charge** for maintenance and upkeep of the areas of public open space, unadopted roadways/permeable paving, attenuation basins, equipped play areas & professional fees etc.

The service charge budget cap is in place for Bulk (Pre-Sold), Rented and Shared Ownership plots at £350 per unit. The maisonette units will be responsible for their own maintenance and upkeep, including the associated bin/cycle stores etc.

The main estate roadways, footpaths and associated lighting will be adopted by the Local Authority and will not be the responsibility of the Management Company

The estate foul and surface water drainage systems will be adopted by the Local Authority and will not be the responsibility of the Management Company

Any pumping station and sub station will be adopted and will not be the responsibility of the Management Company

The Management Company will be responsible for the areas of public open space within the development, excluding the Country Park parcel

The Management Company will be responsible for all footpaths, benches, bins, railings etc. within the areas of POS

Arboriculturalist services will be required to maintain the older trees on the development

There is an existing attenuation pond and attenuation features (basins/swales) within the development – these will be the responsibility of the Management Company, along with any associated inlets, outfalls, signage, fencing etc.

There are 2x LEAP's within the development – these will be the responsibility of the Management Company along with any associated benches, railings, bins etc.

Public liability insurance will be provided through the Service Charge to cover all the managed areas of open space

Refuse removal will be provided by the Local Authority as part of the Council Tax Charge

There will be a RMC (Residential Management Company) set up for the development and we have accounted for the related Secretarial Services, Directors & Officers Insurance etc.

Prior to commencement of management of the development by Trinity, the developer (or the developer's solicitors) shall provide a list of all those documents that Trinity is to observe in their management. The Developer shall indemnify Trinity against any liability resulting from any omission in that list and any failure of Trinity to meet any obligation in a document not included in that list

The Developer and Trinity agree that Trinity's management of the development shall be on the same terms as its management of developments it has already taken into management on behalf of the developer

Walstead Park, Lindfield
Budget period ending tbc

No.	Item	Budget for the year	NOTES
1	Landscape Maintenance	£22,000	Landscape maintenance of POS includes cutting of grass, weeding, tending of flower beds, borders and shrubs, litter picking, sweeping of parking areas, walkways, bin/cycle stores etc. Frequency and duration of visits will vary throughout the year i.e. more frequent and longer during growing season, less frequent and shorter during winter months
2	Play Area Maintenance	£1,100	Maintenance of the play equipment and its safety surface including treatment/painting as required etc.
3	Lake/Pond/Water Feature Maintenance	£1,000	Maintenance costs associated with the Wetland Walk pond, including any aquatic and marginal plant weeding/removal as necessary, maintenance of any water inlets, outlets and overflows, repair and maintenance of the banks
4	Attenuation Basin/Balancing Pond	£1,000	Maintenance costs associated with the attenuation features. This includes regular inspections and maintenance as required.
5	General Repairs & Maintenance	£900	Budgetary costs to cover for day to day repairs of external communal items such as railings, bird/bat boxes, signage, informal pathways etc. Such repairs exclude any work to private units or anything within their demise.
6	Private Roadway/Carpark Maintenance	£350	Maintenance of the un-adopted roadway, including regular sweeping, weed treatments etc.
7	Arboriculturalist Costs	£1,000	Costs relating to minor tree works that are required
8	Reactive Refuse Removal	£400	Removal of larger items of refuse or items not placed in bins properly
9	Directors & Officers Insurance	£450	This is to provide liability cover for the Directors of the Resident Management Company
10	Public Liability Insurance	£900	Includes comprehensive Lift Insurance cover.
11	Health and Safety Assessment	£858	** The instruction of professional surveyors to carry out and certify inspections for required Health and Safety, Fire Risk and General Risk assessments
12	Play Area Inspection Costs	£504	** Costs for regular Health & Safety inspection for play equipment and safety surface
13	Accountancy Fee	£738	Annual fee for independent certification of Service Charge Accounts
14	Management Fee	£14,400	Fixed Management Fee (not a percentage of total Service Charge).
15	Company Administration/Secretarial Fee	£336	*** Annual fee for the administration and filing of annual RMC accounts
16	Banking Charges	£63	Bank Charges relating to scheme trustee bank account
17	Estate Sinking Fund	£300	A fund designed to build up and pay towards the future costs of the estate and any associated major works
18	Private Roadway Sinking Fund	£300	A fund designed to build up and pay towards the future costs of the private roadway and pavement re-surfacing and any associated items
19	Arboricultural Sinking Fund	£300	Contribution to the arboricultural fund for future tree and planting works
20	Play Area Sinking Fund	£700	A fund designed to build up and pay towards the future costs of the play area including re-surfacing and associated items such as replacement play equipment, gates or benches etc
Total		£47,599	

**The Health & Safety reports are undertaken by Trinity2

***The Company Secretarial compliance role is undertaken by Trinity2

2Trinity is a trading name of Trinity (Estates) Property Management Limited

Walstead Park, Lindfield
Budget period ending tbc

<u>Expenditure Headings</u>		<u>Total</u> <u>Charges</u> <u>2024</u>	<u>Estate</u> <u>Charge</u> <u>200</u>
<u>Regular/Cyclical (Contract) Maintenance</u>			
1	Landscape Maintenance	22000	22000
2	Play Area Maintenance	1100	1100
3	Lake/Pond/Water Feature Maintenance	1000	1000
4	Attenuation Basin/Balancing Pond	1000	1000
<u>General & Reactive Expenditure</u>			
5	General Repairs & Maintenance	900	900
6	Private Roadway/Carpark Maintenance	350	350
7	Arboriculturalist Costs	1000	1000
8	Reactive Refuse Removal	400	400
<u>Insurance</u>			
9	Directors & Officers Insurance	450	450
10	Public Liability Insurance	900	900
<u>Health and Safety</u>			
11	Health & Safety Assessment	858	858
12	Play Area Inspection Costs	504	504
<u>Professional Fees/Services</u>			
13	Accountancy Fee	738	738
14	Management Fee	14400	14400
15	Company Administration/Secretarial Fee	336	336
16	Banking Charges	63	63
<u>Reserve Funds</u>			
17	Estate Sinking Fund	300	300
18	Private Roadway Sinking Fund	300	300
19	Arboricultural Sinking Fund	300	300
20	Play Area Sinking Fund	700	700
<u>SERVICE CHARGE TOTAL</u>		47599	47599

Please see attached Matrix for Individual Service Charges

All service charge monies are held in trust by Trinity Estates' bankers, Royal Bank of Scotland ("the Bank"), 402 Lower 12th Street, Central Milton Keynes, MK9 3LF, in account named "Trinity Estates Property Management Limited - Client Account". This is an interest bearing account with no restrictions on withdrawal of funds, where any interest payable in respect of sums credited to that account is also credited to that account. All money credited to that account is Client Money, where the Bank is not entitled to combine the account with any other account or to exercise any right of set-off or counterclaim against money in that account in

Lindfield Individual Matrix

Trinity Unit No.	Vistry Plot Type/No.	Tenure Private/HA	Estate Charge £	Estate Charge %	Total Service Charge £
1	Detached	Private	£238.00	0.5000%	£238.00
2	Detached	Private	£238.00	0.5000%	£238.00
3	Detached	Private	£238.00	0.5000%	£238.00
4	Detached	Private	£238.00	0.5000%	£238.00
5	Detached	Pre-Sold	£238.00	0.5000%	£238.00
6	Detached	Pre-Sold	£238.00	0.5000%	£238.00
7	Detached	Pre-Sold	£238.00	0.5000%	£238.00
8	Detached	Pre-Sold	£238.00	0.5000%	£238.00
9	Detached	Pre-Sold	£238.00	0.5000%	£238.00
10	Detached	Pre-Sold	£238.00	0.5000%	£238.00
11	Apartment	Rented	£238.00	0.5000%	£238.00
12	Apartment	Rented	£238.00	0.5000%	£238.00
13	Apartment	Rented	£238.00	0.5000%	£238.00
14	Apartment	Rented	£238.00	0.5000%	£238.00
15	Apartment	Rented	£238.00	0.5000%	£238.00
16	Apartment	Rented	£238.00	0.5000%	£238.00
17	Apartment	Rented	£238.00	0.5000%	£238.00
18	Apartment	Rented	£238.00	0.5000%	£238.00
19	Apartment	Rented	£238.00	0.5000%	£238.00
20	Apartment	Rented	£238.00	0.5000%	£238.00
21	Detached	Private	£238.00	0.5000%	£238.00
22	Detached	Private	£238.00	0.5000%	£238.00
23	Semi	Private	£238.00	0.5000%	£238.00
24	Semi	Private	£238.00	0.5000%	£238.00
25	Detached	Private	£238.00	0.5000%	£238.00
26	End Terrace	Private	£238.00	0.5000%	£238.00
27	Mid Terrace	Private	£238.00	0.5000%	£238.00
28	End Terrace	Private	£238.00	0.5000%	£238.00
29	Detached	Private	£238.00	0.5000%	£238.00
30	Detached	Private	£238.00	0.5000%	£238.00
31	Detached	Private	£238.00	0.5000%	£238.00
32	Detached	Private	£238.00	0.5000%	£238.00
33	Detached	Private	£238.00	0.5000%	£238.00
34	Detached	Private	£238.00	0.5000%	£238.00
35	Detached	Private	£238.00	0.5000%	£238.00
36	Detached	Private	£238.00	0.5000%	£238.00
37	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
38	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
39	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
40	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
41	Apartment	Rented	£238.00	0.5000%	£238.00
42	Apartment	Rented	£238.00	0.5000%	£238.00
43	Apartment	Rented	£238.00	0.5000%	£238.00
44	Apartment	Rented	£238.00	0.5000%	£238.00
45	Apartment	Rented	£238.00	0.5000%	£238.00
46	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
47	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
48	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
49	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
50	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
51	Apartment	Rented	£238.00	0.5000%	£238.00
52	Apartment	Rented	£238.00	0.5000%	£238.00
53	Apartment	Rented	£238.00	0.5000%	£238.00
54	Apartment	Rented	£238.00	0.5000%	£238.00
55	Detached	Pre-Sold	£238.00	0.5000%	£238.00
56	Detached	Pre-Sold	£238.00	0.5000%	£238.00
57	Detached	Pre-Sold	£238.00	0.5000%	£238.00
58	Detached	Pre-Sold	£238.00	0.5000%	£238.00
59	Detached	Pre-Sold	£238.00	0.5000%	£238.00
60	Detached	Pre-Sold	£238.00	0.5000%	£238.00
61	Apartment	Rented	£238.00	0.5000%	£238.00
62	Apartment	Rented	£238.00	0.5000%	£238.00
63	Apartment	Rented	£238.00	0.5000%	£238.00
64	Apartment	Rented	£238.00	0.5000%	£238.00
65	Apartment	Rented	£238.00	0.5000%	£238.00
66	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
67	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
68	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
69	Apartment	Rented	£238.00	0.5000%	£238.00

Lindfield Individual Matrix

Trinity Unit No.	Vistry Plot Type/No.	Tenure Private/HA	Estate Charge £	Estate Charge %	Total Service Charge £
70	Apartment	Rented	£238.00	0.5000%	£238.00
71	Apartment	Rented	£238.00	0.5000%	£238.00
72	Apartment	Rented	£238.00	0.5000%	£238.00
73	Apartment	Rented	£238.00	0.5000%	£238.00
74	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
75	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
76	Apartment	Pre-Sold	£238.00	0.5000%	£238.00
77	Detached	Private	£238.00	0.5000%	£238.00
78	Detached	Private	£238.00	0.5000%	£238.00
79	Detached	Private	£238.00	0.5000%	£238.00
80	Detached	Private	£238.00	0.5000%	£238.00
81	Detached	Private	£238.00	0.5000%	£238.00
82	Detached	Private	£238.00	0.5000%	£238.00
83	Detached	Private	£238.00	0.5000%	£238.00
84	Detached	Private	£238.00	0.5000%	£238.00
85	Detached	Private	£238.00	0.5000%	£238.00
86	Detached	Private	£238.00	0.5000%	£238.00
87	Detached	Private	£238.00	0.5000%	£238.00
88	Detached	Private	£238.00	0.5000%	£238.00
89	Detached	Rented	£238.00	0.5000%	£238.00
90	Detached	Rented	£238.00	0.5000%	£238.00
91	Detached	Private	£238.00	0.5000%	£238.00
92	Detached	Private	£238.00	0.5000%	£238.00
93	Detached	Rented	£238.00	0.5000%	£238.00
94	Detached	Rented	£238.00	0.5000%	£238.00
95	Detached	Private	£238.00	0.5000%	£238.00
96	Detached	Private	£238.00	0.5000%	£238.00
97	Detached	Private	£238.00	0.5000%	£238.00
98	Semi	Private	£238.00	0.5000%	£238.00
99	Semi	Private	£238.00	0.5000%	£238.00
100	Semi	Private	£238.00	0.5000%	£238.00
101	Semi	Private	£238.00	0.5000%	£238.00
102	Semi	Private	£238.00	0.5000%	£238.00
103	Semi	Private	£238.00	0.5000%	£238.00
104	Detached	Private	£238.00	0.5000%	£238.00
105	Detached	Private	£238.00	0.5000%	£238.00
106	Detached	Private	£238.00	0.5000%	£238.00
107	Detached	Shared Ownership	£238.00	0.5000%	£238.00
108	Detached	Rented	£238.00	0.5000%	£238.00
109	Detached	Rented	£238.00	0.5000%	£238.00
110	Detached	Rented	£238.00	0.5000%	£238.00
111	Detached	Rented	£238.00	0.5000%	£238.00
112	Detached	Private	£238.00	0.5000%	£238.00
113	Detached	Private	£238.00	0.5000%	£238.00
114	Detached	Private	£238.00	0.5000%	£238.00
115	Detached	Private	£238.00	0.5000%	£238.00
116	Semi	Shared Ownership	£238.00	0.5000%	£238.00
117	Semi	Shared Ownership	£238.00	0.5000%	£238.00
118	Detached	Private	£238.00	0.5000%	£238.00
119	Detached	Private	£238.00	0.5000%	£238.00
120	Detached	Private	£238.00	0.5000%	£238.00
121	Detached	Private	£238.00	0.5000%	£238.00
122	Detached	Private	£238.00	0.5000%	£238.00
123	Detached	Private	£238.00	0.5000%	£238.00
124	Detached	Private	£238.00	0.5000%	£238.00
125	Detached	Private	£238.00	0.5000%	£238.00
126	Detached	Private	£238.00	0.5000%	£238.00
127	Detached	Private	£238.00	0.5000%	£238.00
128	Detached	Private	£238.00	0.5000%	£238.00
129	Detached	Private	£238.00	0.5000%	£238.00
130	Detached	Private	£238.00	0.5000%	£238.00
131	Detached	Private	£238.00	0.5000%	£238.00
132	Detached	Private	£238.00	0.5000%	£238.00
133	Semi	Shared Ownership	£238.00	0.5000%	£238.00
134	Semi	Shared Ownership	£238.00	0.5000%	£238.00
135	Detached	Shared Ownership	£238.00	0.5000%	£238.00
136	Detached	Shared Ownership	£238.00	0.5000%	£238.00
137	Detached	Shared Ownership	£238.00	0.5000%	£238.00
138	Detached	Shared Ownership	£238.00	0.5000%	£238.00
139	Semi	Private	£238.00	0.5000%	£238.00

Lindfield Individual Matrix

Trinity Unit No.	Vistry Plot Type/No.	Tenure Private/HA	Estate Charge £	Estate Charge %	Total Service Charge £
140	Semi	Private	£238.00	0.5000%	£238.00
141	Detached	Private	£238.00	0.5000%	£238.00
142	Detached	Private	£238.00	0.5000%	£238.00
143	Detached	Private	£238.00	0.5000%	£238.00
144	Detached	Private	£238.00	0.5000%	£238.00
145	Detached	Private	£238.00	0.5000%	£238.00
146	Detached	Private	£238.00	0.5000%	£238.00
147	Detached	Private	£238.00	0.5000%	£238.00
148	Detached	Private	£238.00	0.5000%	£238.00
149	Detached	Private	£238.00	0.5000%	£238.00
150	Detached	Private	£238.00	0.5000%	£238.00
151	Detached	Private	£238.00	0.5000%	£238.00
152	Detached	Shared Ownership	£238.00	0.5000%	£238.00
153	Detached	Shared Ownership	£238.00	0.5000%	£238.00
154	Detached	Private	£238.00	0.5000%	£238.00
155	Detached	Private	£238.00	0.5000%	£238.00
156	Detached	Private	£238.00	0.5000%	£238.00
157	Detached	Private	£238.00	0.5000%	£238.00
158	Detached	Shared Ownership	£238.00	0.5000%	£238.00
159	Detached	Shared Ownership	£238.00	0.5000%	£238.00
160	Detached	Shared Ownership	£238.00	0.5000%	£238.00
161	Semi	Private	£238.00	0.5000%	£238.00
162	Semi	Private	£238.00	0.5000%	£238.00
163	Semi	Private	£238.00	0.5000%	£238.00
164	Semi	Private	£238.00	0.5000%	£238.00
165	Detached	Rented	£238.00	0.5000%	£238.00
166	Detached	Rented	£238.00	0.5000%	£238.00
167	Detached	Rented	£238.00	0.5000%	£238.00
168	Detached	Rented	£238.00	0.5000%	£238.00
169	Detached	Private	£238.00	0.5000%	£238.00
170	Detached	Private	£238.00	0.5000%	£238.00
171	Detached	Private	£238.00	0.5000%	£238.00
172	Detached	Private	£238.00	0.5000%	£238.00
173	Detached	Private	£238.00	0.5000%	£238.00
174	Detached	Private	£238.00	0.5000%	£238.00
175	Detached	Private	£238.00	0.5000%	£238.00
176	Detached	Private	£238.00	0.5000%	£238.00
177	Detached	Shared Ownership	£238.00	0.5000%	£238.00
178	Detached	Rented	£238.00	0.5000%	£238.00
179	Detached	Rented	£238.00	0.5000%	£238.00
180	Detached	Rented	£238.00	0.5000%	£238.00
181	Detached	Rented	£238.00	0.5000%	£238.00
182	Semi	Private	£238.00	0.5000%	£238.00
183	Semi	Private	£238.00	0.5000%	£238.00
184	Detached	Private	£238.00	0.5000%	£238.00
185	Detached	Private	£238.00	0.5000%	£238.00
186	Detached	Private	£238.00	0.5000%	£238.00
187	Detached	Private	£238.00	0.5000%	£238.00
188	Semi	Private	£238.00	0.5000%	£238.00
189	Semi	Private	£238.00	0.5000%	£238.00
190	Detached	Private	£238.00	0.5000%	£238.00
191	Detached	Private	£238.00	0.5000%	£238.00
192	Detached	Private	£238.00	0.5000%	£238.00
193	Detached	Private	£238.00	0.5000%	£238.00
194	Detached	Private	£238.00	0.5000%	£238.00
195	Detached	Private	£238.00	0.5000%	£238.00
196	Detached	Private	£238.00	0.5000%	£238.00
197	Detached	Private	£238.00	0.5000%	£238.00
198	Detached	Private	£238.00	0.5000%	£238.00
199	Detached	Private	£238.00	0.5000%	£238.00
200	Detached	Private	£238.00	0.5000%	£238.00
			£47,599.00	100.00%	£47,599.00

Units need to be capped at £350 in total

10 Year Budget Projections of Individual Service Charge Costs

Charge Type	2024 Annual Costs per Plot	2025 Inflation at 10%	2026 Inflation at 7%	2027 Inflation at 5%	2028 Inflation at 3%	2029 Inflation at 2%	2030 Inflation at 2%	2031 Inflation at 2%	2032 Inflation at 2%	2033 Inflation at 2%
Estate Charge	£238.00	£261.80	£280.13	£294.13	£302.96	£309.02	£315.20	£321.50	£327.93	£334.49

Please Note: Whilst TPG have prepared these estimates using reasonable skill and care, the actual constituent costs at the relevant time in each case may be higher or lower depending on various factors including (without limitation) inflation, changes in legislation, availability of supplies and services or the amendment of the contracted services. TPG therefore accepts no liability including (without limitation) liability for any loss damage or expenses howsoever arising from any reliance on the accuracy of these estimates or any part of them.