

Management Fee Matrix

Management Company	Trustgreen (Management Company)		
Development	Heatherfields, Warrington, Cheshire, WA2 0SY		
Date of this revision	7th October 2026	Prepared by	AF
Reference	TG1918	No of units to contribute	1200

Management Fee	£161.62
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Maintenance, Inspections & Repairs	
POS Maintenance (Grass Cutting & Litter Pick, Winter Maint, Wildflower, BNG 10% & bin emptying)	£43,251.99
Tree Works & Hedgerow Management (Existing Woodland, All Tree Works, Orchards, Arb Surveys)	£25,497.13
Attenuation Features (SUDs, Attenuation Crates, Swales)	£29,480.00
Play Areas	£6,118.48
Street Furniture, Hard Standing, & Fencing	£12,283.50
Biodiversity Net Gain (Inspections & Reports)	£10,391.87
Expense & Overheads	
Insurance	£4,435.00
Health & Safety Inspections	£3,879.00
Accounts & Audit	£3,569.34
Misc & Administration	£11,637.00
Management Fee	£23,274.00
Sub Total	
	£173,817.31
Reserve - Repairs & Replacement	
General Sinking Funds	£11,663.15
Acoustic Fence	£8,469.00
Total	
	£193,949.46

Forecast Years 1, 5 & 10 RPI		
Year 1	Year 5	Year 5
£134.68 + vat	£154.55 + vat	£183.56 + vat
£161.62 inc vat	£185.46 Inc vat	£220.27 inc vat

This Budget is an estimate based on information available at the date of preparation and may be subject to reasonable revision in the course of the development and then on an annual basis as provided for in the transfer and or lease by which an individual property is sold.