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What is a Management Company and why is it required?

A Management Company Mainstay Residential has been set up for your development to manage areas of the development and some parts of its buildings, where ownership of those areas is not transferred to the residents directly. You will be responsible for the maintenance of your home and any land conveyed to you, whilst the Management Company will maintain any areas which are not conveyed to any purchaser. These are communal areas for the benefit of residents and therefore have to be held in a separate entity.

During the initial set up and construction of the development, Linden/Bovis/Countryside provide the directors of the Management Company. This is common practice as it provides time for the communal areas to be completed and Linden/Bovis/Countryside are responsible for making sure that happens. Once the communal areas are ready, Linden/Bovis/Countryside will hand control of them over to the Management Company and when the development is complete, residents will take over as directors of the Management Company.

The Managing Agent (see below) will continue to support the residents in the running of the Management Company so that communal areas are maintained after Linden/Bovis/Countryside have left the development.

Which parts of the development are covered by the Management Company?

The development known as Fernleigh Park, Long Marston is comprised of residential development and landscaped public open space areas. There are additional facilities to the wider development within the Cala areas which can be determined by reviewing the site wide master plan..

The areas which are planned to fall to the Management Company to manage and maintain are highlighted on the plan below, which includes the insurance, management, and maintenance of the public open space in the Bovis Homes phase of the development.

The plan included below, also details the development, including its boundaries which are detailed with red lines.

Refer to site specific Landscape & Ecological Management Plan for the maintenance of all the areas that will be transferred to the management company.

Detailed POS landscape 1/4 C.0587_32-1 rev J

Detailed POS landscape 2/4 C.0587_32-2 rev L

Detailed POS landscape 3/4 C.0587_32-3 rev J

Detailed Public Open Space landscaping proposals P20-0119_14 rev G

What is the role of the Managing Agent?

The Managing Agent is an external company, appointed by the developer, to maintain the communal areas of the development/buildings once they have been handed over to the Management Company.

Their role is to assist the residents of the development in building their community, by maintaining the communal areas to a good standard and ensuring that the administration of the Management Company is professionally handled. This ensures that the residents don't have to worry about getting areas insured, getting accounts and audits done for the Management Company, appointing landscapers to care for public open space and play areas or appointing cleaners to maintain stairwells and other internal communal areas.

Whilst initially appointed by the developer, before any homes are handed over, the Managing Agent is employed by the Management Company and therefore by the residents. The residents can challenge the Managing Agent on their performance and on the service charge and, if necessary, replace them with a different Managing Agent.

What is a service charge and how is it calculated?

When you legally complete, you will become a member of the Management Company and you will agree to pay an annual service charge for the maintenance of the communal areas on the development.

The service charge is paid to the Managing Agent so that they can then pay for all the costs which they incur in managing the estate and buildings on your development. The amount you pay is your share of the total cost, based on the Managing Agents estimate of what they will spend, given their experience of other similar developments.

Below is a schedule of the items which the Managing Agent will maintain on behalf of the Management Company, together with their estimate of the likely cost for the coming year.

See brochure attached for cost breakdown

Your service charge is likely to increase, year on year, because prices of labour and materials are likely to rise in line with inflation. The Managing Agent will keep you informed of any increases each year and provide an explanation of why the increase is necessary.

Typically, what do the elements of the service charge cover ?

- a) **Landscape and Play Area Maintenance** – this includes regular visits to the site to mow grass, keep down weeds, maintain trees and plants and make sure that the play equipment is safe, carrying out any maintenance as required. The visits are more frequent in the spring and summer, usually every two weeks and generally monthly in the Autumn and Winter.
- b) **Waste and Dog Bin emptying and Maintenance** – the bins around the communal areas are emptied and disposed of every two weeks.
- c) **Benches and other Street Furniture** - there are a number of benches, seats, fences, etc which require maintaining to ensure that they do not get into disrepair
- d) **Electricity and Lighting to Communal Spaces** – some of the pathways have lighting which require power and maintenance, which will be covered in the charge.
- e) **Cleaning of apartment communal areas (where applicable)**– the internal areas of the apartment block will be cleaned every week and the external bin and cycle store every month.
- f) **Maintenance of apartment communal areas (where applicable)** – all the communal areas will be maintained to ensure they are safe, warm, lit, and presentable, as required. There will be an inspection every month to ensure that everything is in good working order.
- g) **Sinking Fund** – whilst the equipment around the communal areas is carefully maintained, sometimes there is a requirement to replace items. This would be particularly relevant to play equipment which becomes unsafe. A fund is built up to pay for these items when such occasions require.
- h) **Public Liability Insurance** – whilst residents will take out insurance on their homes which they own, there is a need to have insurance for the communal areas and for the Management Company itself.
- i) **Accountancy, Legal and Company Secretarial Fees** – because the Management Company is a Limited Company, which provides a level of legal protection for the residents, the Company has to have proper accounts prepared and audited and has to register with Companies House. This will all be arranged by the Managing Agent.
- j) **Health & Safety Requirements** – this is an important element of running the communal areas with the need for periodic risk assessments, advice and action taken to ensure that everything is kept in a safe condition for everyone who wants to use those areas. This will include fire risk assessments for apartments.
- k) **Managing Agent Management Fee** – this is the fee charged by the Managing Agent to act on behalf of the residents in managing the communal areas. All of the items above will need to be arranged and managed, with contractors appointed for maintenance and repair, insurance arranged, and accountants and solicitors appointed.

How and when is the service charge levied?

When you legally complete on your home and sign up to your rights and obligations relating to the Management Company, an amount of Service Charge will be taken, in order to cover the first [no.] months, between your completion and the end of the service charge period.

The Managing Agent will then send you an annual service charge invoice, in [month] of every year. If you recently legally completed and therefore have just paid an amount on completion, this will be credited against the invoiced amount. You will only pay your share of the Service Charge for the period which you have been in ownership of your home.

The Managing Agent will provide you with details of how to pay when they send the invoice as there are options to spread the payment by Direct Debit, if you need to.

Who maintains the communal areas from the start?

Vistry is responsible for creating and building any communal areas. With apartments, the communal areas form part of the building which is being constructed by Vistry.

For a period of time, Vistry will maintain everything and only when the communal areas are complete, can they be handed over to the Managing Agent for maintenance. This will vary from site to site; on some developments everything will be handed over at the end, on others there will be a phased handover over the course of the development.

When Vistry are maintaining the communal areas, the residents will not be charged for the maintenance of the communal areas. However, a service charge may still be levied as there are administration costs incurred by the Managing Agent in order to ensure that insurance is in place and accounts and audits are carried out. This may be covered by the service charge collected on completion (see 6. Above) but if it continues for a long period you may be asked to pay a further service charge.

What happens when the development is finished?

When the developer has completed all the homes and all of the environment around the homes, the communal areas will be fully handed over to the Management Company. Those areas must be properly completed and be in good condition, otherwise the Managing Agent, acting on behalf of the residents will refuse handover. Handover will only take place when the Managing Agent is happy to take those communal areas on.

Up to this point, the Directors of the developer will have been acting as Directors of the Management Company, acting on behalf of the residents. When everything is complete, the developer will look for residents who are willing to take on the role as Directors of the Management Company.

Until the resident officers are in place, the developer may ask the Managing Agent to stand in as officer of the Management Company. However, control of the Management Company remains in the hands of the residents as members. The Managing Agent will support the residents in the running of the Management Company, but the residents always have the right to do things differently if they choose to.

Who should I contact with any queries?

The details of the contacts at the Managing Agent are as follows:

<https://www.mainstay.co.uk/mainstay-residential/>

mail@mainstaygroup.co.uk

01905 357777



Fernleigh Park

Long Marston Airfield Stratford upon Avon

Preliminary budget



Important Notes on Estimate

This estimate has been prepared diligently and in good faith, however, it is important to understand the inherent uncertainties associated in producing a service charge for a new development.

The estimate will be based on the information provided to FirstPort at the time of the preparation of the figures and cannot take into account any later variation in plans or services to be provided and will also be subjected to inflationary effects whilst the development is being built.

Additionally, pricing the cost of services from plans is inherently difficult and relies heavily on making a number of assumptions and relying on internal comparable costs and these might not be borne out in reality.

Service charge costs can, therefore, especially in the early years of a development, go up or down from that stated in this cost estimate and the liability for the payment of any increase in costs rests with the owners under the lease.

Fernleigh Park

Notes to accompany service charge budget

1 Grounds Maintenance & Refuse Management

This figure has been calculated to include 22 visits a year. Work will include grass cutting, maintenance of beds and pruning, leaf clearance, litter picking, weed clearance, sweeping, gully clearance etc all undertaken at appropriate periods. This also allows for emptying of litter and dog waste bins.

2 Communal Cleaning

Allowance has been made for weekly cleaning of the communal changing areas based on an external contractor undertaking this work. These contractors are expected to work to standards set by FirstPort and will include vacuuming, dusting, wiping surfaces, minor bulb replacement.

3 Drain and Gulley Cleaning

A provision for the flushing of drains and gulleys on a half yearly basis. Emergency works may also be necessary from time to time.

4 Day to Day Maintenance

Provides for minor repairs and items of maintenance as required from time to time. The cost of such items tends to vary significantly from property to property, and is inherently difficult to predict.

5 General Risk Assessment

This item includes provision for health & safety audits to be undertaken on the Estate areas of the development.

Insurance

6 Buildings & Terrorism Insurance

This item is intended to cover the costs of buildings and property owners liability insurance for the Changing Room Building only. The budgeted cost is derived from a demolition, professional fees, and re-build costs as advised to FirstPort by our client. FirstPort purchases approaching £1bn of insurance each year and is consequently able to purchase buildings insurance at very competitive rates.

Fees

7 Management fees

Fee for the provision of services provided by FirstPort in accordance with the management agreement.

8 Accountancy Fee

A provision has been included, which is intended to cover the costs of FirstPort's accountancy services for the preparation of accounts.

9 Audit Fees

A provision has been included, which is intended to cover the costs of an external independent audit in accordance with prevailing statute and RICS codes of practice.

10 Company Secretary

A provision has been included, which is intended to cover the costs of maintaining the company books. This includes the filing fee for submission of annual returns to Companies House.

11 Bank Charges net of interest

Estimated cost for the bank charges applicable to the service charge account net of interest received. All funds are held with NatWest, West Bromwich Branch in interest bearing accounts.

12 Out of Hours Fee

Provides for costs associated with the emergency out of hours calls, received by an externally appointed monitoring centre.

Reserves

13 Cyclical Maintenance Sinking Fund

Allows for a sum to be set aside for items such as redecoration and replacement of flooring. These figures are estimated and are not currently based on precise life-time costings. It may be deemed appropriate to commission such costings at a later date.

14 Renewals Sinking Funds

This is a notional sum to start to set aside monies for the future major items of expenditure. These figures are not intended to represent a lifetime costing estimate for major expenditure and it may be advisable to commission a report on such costings at a later date to ensure adequate provision for future costs.

Site Specific

15 Playground Equipment

A maintenance, inspection and repair regime will be undertaken, initially to support the warranty, but on an ongoing preventative and reactive basis as required.

16 Annual ROSPA inspection

Annual inspection costs undertaken by a licenced external contractor.

17 Pond Maintenance

This provides for the inspection/maintenance of the wildlife ponds to include grass cutting, litter picking, shrub management and plant control in line with the maintenance strategy.

18 SuDS Maintenance

In accordance with the design brief and water authority requirements, maintenance and monitoring will be undertaken regularly.

19 Tree Survey

An allowance has been made for tree works survey as necessary.

20 Allotment & Changing Facility Maintenance

This is a provision for the periodic maintenance of the allotment and changing facility and any repairs as required.

Fernleigh Park
 Service Charge Matrix
 Proposed Budget to Year End TBC
 Phase 1

Vistry
 Cala Homes

Plot No	Tenure (Private / Affordable)	Plot Type	Core	Unit	Bedrooms	Phase	Area Ft 2	Area m2	Estate S/C	Estate S/C %	Estate S/C £	Total S/C	Price p/Sq Ft
								Totals Units	400				
								Fund sqft	309425.905				
1						1		0.00	✓	0.2500%	197.52	197.52	0
2						1		0.00	✓	0.2500%	197.52	197.52	0
3						1		0.00	✓	0.2500%	197.52	197.52	0
4						1		0.00	✓	0.2500%	197.52	197.52	0
5						1		0.00	✓	0.2500%	197.52	197.52	0
6						1		0.00	✓	0.2500%	197.52	197.52	0
7						1		0.00	✓	0.2500%	197.52	197.52	0
8						1		0.00	✓	0.2500%	197.52	197.52	0
9						1		0.00	✓	0.2500%	197.52	197.52	0
10						1		0.00	✓	0.2500%	197.52	197.52	0
11						1		0.00	✓	0.2500%	197.52	197.52	0
12						1		0.00	✓	0.2500%	197.52	197.52	0
13						1		0.00	✓	0.2500%	197.52	197.52	0
14						1		0.00	✓	0.2500%	197.52	197.52	0
15						1		0.00	✓	0.2500%	197.52	197.52	0
16						1		0.00	✓	0.2500%	197.52	197.52	0
17						1		0.00	✓	0.2500%	197.52	197.52	0
18						1		0.00	✓	0.2500%	197.52	197.52	0
19						1		0.00	✓	0.2500%	197.52	197.52	0
20						1		0.00	✓	0.2500%	197.52	197.52	0
21						1		0.00	✓	0.2500%	197.52	197.52	0
22						1		0.00	✓	0.2500%	197.52	197.52	0
23						1		0.00	✓	0.2500%	197.52	197.52	0
24						1		0.00	✓	0.2500%	197.52	197.52	0
25						1		0.00	✓	0.2500%	197.52	197.52	0
26						1		0.00	✓	0.2500%	197.52	197.52	0
27						1		0.00	✓	0.2500%	197.52	197.52	0
28						1		0.00	✓	0.2500%	197.52	197.52	0
29						1		0.00	✓	0.2500%	197.52	197.52	0
30						1		0.00	✓	0.2500%	197.52	197.52	0
31						1		0.00	✓	0.2500%	197.52	197.52	0
32						1		0.00	✓	0.2500%	197.52	197.52	0
33						1		0.00	✓	0.2500%	197.52	197.52	0
34						1		0.00	✓	0.2500%	197.52	197.52	0
35						1		0.00	✓	0.2500%	197.52	197.52	0

Fernleigh Park
 Service Charge Matrix
 Proposed Budget to Year End TBC
 Phase 1

Vistry
 Cala Homes

Plot No	Tenure (Private / Affordable)	Plot Type	Core	Unit	Bedrooms	Phase	Area Ft 2	Area m2	Estate S/C	Estate S/C %	Estate S/C £	Total S/C	Price p/Sq Ft
36						1		0.00	✓	0.2500%	197.52	197.52	0
37						1		0.00	✓	0.2500%	197.52	197.52	0
38						1		0.00	✓	0.2500%	197.52	197.52	0
39						1		0.00	✓	0.2500%	197.52	197.52	0
40						1		0.00	✓	0.2500%	197.52	197.52	0
41						1		0.00	✓	0.2500%	197.52	197.52	0
42						1		0.00	✓	0.2500%	197.52	197.52	0
43						1		0.00	✓	0.2500%	197.52	197.52	0
44						1		0.00	✓	0.2500%	197.52	197.52	0
45						1		0.00	✓	0.2500%	197.52	197.52	0
46						1		0.00	✓	0.2500%	197.52	197.52	0
47						1		0.00	✓	0.2500%	197.52	197.52	0
48						1		0.00	✓	0.2500%	197.52	197.52	0
49						1		0.00	✓	0.2500%	197.52	197.52	0
50						1		0.00	✓	0.2500%	197.52	197.52	0
51						1		0.00	✓	0.2500%	197.52	197.52	0
52						1		0.00	✓	0.2500%	197.52	197.52	0
53						1		0.00	✓	0.2500%	197.52	197.52	0
54						1		0.00	✓	0.2500%	197.52	197.52	0
55						1		0.00	✓	0.2500%	197.52	197.52	0
56						1		0.00	✓	0.2500%	197.52	197.52	0
57						1		0.00	✓	0.2500%	197.52	197.52	0
58						1		0.00	✓	0.2500%	197.52	197.52	0
59						1		0.00	✓	0.2500%	197.52	197.52	0
60						1		0.00	✓	0.2500%	197.52	197.52	0
61						1		0.00	✓	0.2500%	197.52	197.52	0
62						1		0.00	✓	0.2500%	197.52	197.52	0
63						1		0.00	✓	0.2500%	197.52	197.52	0
64						1		0.00	✓	0.2500%	197.52	197.52	0
65						1		0.00	✓	0.2500%	197.52	197.52	0
66						1		0.00	✓	0.2500%	197.52	197.52	0
67						1		0.00	✓	0.2500%	197.52	197.52	0
68						1		0.00	✓	0.2500%	197.52	197.52	0
69						1		0.00	✓	0.2500%	197.52	197.52	0
70						1		0.00	✓	0.2500%	197.52	197.52	0
71						1		0.00	✓	0.2500%	197.52	197.52	0

Fernleigh Park
 Service Charge Matrix
 Proposed Budget to Year End TBC
 Phase 1

Vistry
 Cala Homes

Plot No	Tenure (Private / Affordable)	Plot Type	Core	Unit	Bedrooms	Phase	Area Ft 2	Area m2	Estate S/C	Estate S/C %	Estate S/C £	Total S/C	Price p/Sq Ft
72						1		0.00	✓	0.2500%	197.52	197.52	0
73						1		0.00	✓	0.2500%	197.52	197.52	0
74						1		0.00	✓	0.2500%	197.52	197.52	0
75						1		0.00	✓	0.2500%	197.52	197.52	0
76						1		0.00	✓	0.2500%	197.52	197.52	0
77						1		0.00	✓	0.2500%	197.52	197.52	0
78						1		0.00	✓	0.2500%	197.52	197.52	0
79						1		0.00	✓	0.2500%	197.52	197.52	0
80						1		0.00	✓	0.2500%	197.52	197.52	0
81						1		0.00	✓	0.2500%	197.52	197.52	0
82						1		0.00	✓	0.2500%	197.52	197.52	0
83						1		0.00	✓	0.2500%	197.52	197.52	0
84						1		0.00	✓	0.2500%	197.52	197.52	0
85						1		0.00	✓	0.2500%	197.52	197.52	0
86						1		0.00	✓	0.2500%	197.52	197.52	0
87						1		0.00	✓	0.2500%	197.52	197.52	0
88						1		0.00	✓	0.2500%	197.52	197.52	0
89						1		0.00	✓	0.2500%	197.52	197.52	0
90						1		0.00	✓	0.2500%	197.52	197.52	0
91						1		0.00	✓	0.2500%	197.52	197.52	0
92						1		0.00	✓	0.2500%	197.52	197.52	0
93						1		0.00	✓	0.2500%	197.52	197.52	0
94						1		0.00	✓	0.2500%	197.52	197.52	0
95						1		0.00	✓	0.2500%	197.52	197.52	0
96						1		0.00	✓	0.2500%	197.52	197.52	0
97						1		0.00	✓	0.2500%	197.52	197.52	0
98						1		0.00	✓	0.2500%	197.52	197.52	0
99						1		0.00	✓	0.2500%	197.52	197.52	0
100						1		0.00	✓	0.2500%	197.52	197.52	0
101						1		0.00	✓	0.2500%	197.52	197.52	0
102						1		0.00	✓	0.2500%	197.52	197.52	0
103						1		0.00	✓	0.2500%	197.52	197.52	0
104						1		0.00	✓	0.2500%	197.52	197.52	0
105						1		0.00	✓	0.2500%	197.52	197.52	0
106						1		0.00	✓	0.2500%	197.52	197.52	0
107						1		0.00	✓	0.2500%	197.52	197.52	0

Fernleigh Park
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Vistry
 Cala Homes

Plot No	Tenure (Private / Affordable)	Plot Type	Core	Unit	Bedrooms	Phase	Area Ft 2	Area m2	Estate S/C	Estate S/C %	Estate S/C £	Total S/C	Price p/Sq Ft
108						1		0.00	✓	0.2500%	197.52	197.52	0
109						1		0.00	✓	0.2500%	197.52	197.52	0
110						1		0.00	✓	0.2500%	197.52	197.52	0
111						1		0.00	✓	0.2500%	197.52	197.52	0
112						1		0.00	✓	0.2500%	197.52	197.52	0
113						1		0.00	✓	0.2500%	197.52	197.52	0
114						1		0.00	✓	0.2500%	197.52	197.52	0
115						1		0.00	✓	0.2500%	197.52	197.52	0
116						1		0.00	✓	0.2500%	197.52	197.52	0
117						1		0.00	✓	0.2500%	197.52	197.52	0
118						1		0.00	✓	0.2500%	197.52	197.52	0
119						1		0.00	✓	0.2500%	197.52	197.52	0
120						1		0.00	✓	0.2500%	197.52	197.52	0
121						1		0.00	✓	0.2500%	197.52	197.52	0
122						1		0.00	✓	0.2500%	197.52	197.52	0
123						1		0.00	✓	0.2500%	197.52	197.52	0
124						1		0.00	✓	0.2500%	197.52	197.52	0
125						1		0.00	✓	0.2500%	197.52	197.52	0
126						1		0.00	✓	0.2500%	197.52	197.52	0
127						1		0.00	✓	0.2500%	197.52	197.52	0
128						1		0.00	✓	0.2500%	197.52	197.52	0
129						1		0.00	✓	0.2500%	197.52	197.52	0
130						1		0.00	✓	0.2500%	197.52	197.52	0
131						1		0.00	✓	0.2500%	197.52	197.52	0
132						1		0.00	✓	0.2500%	197.52	197.52	0
133						1		0.00	✓	0.2500%	197.52	197.52	0
134						1		0.00	✓	0.2500%	197.52	197.52	0
135						1		0.00	✓	0.2500%	197.52	197.52	0
136						1		0.00	✓	0.2500%	197.52	197.52	0
137						1		0.00	✓	0.2500%	197.52	197.52	0
138						1		0.00	✓	0.2500%	197.52	197.52	0
139						1		0.00	✓	0.2500%	197.52	197.52	0
140						1		0.00	✓	0.2500%	197.52	197.52	0
141						1		0.00	✓	0.2500%	197.52	197.52	0
142						1		0.00	✓	0.2500%	197.52	197.52	0
143						1		0.00	✓	0.2500%	197.52	197.52	0

Fernleigh Park
Service Charge Matrix
Proposed Budget to Year End TBC
Phase 1

Vistry
Cala Homes

Plot No	Tenure (Private / Affordable)	Plot Type	Core	Unit	Bedrooms	Phase	Area Ft 2	Area m2	Estate S/C	Estate S/C %	Estate S/C £	Total S/C	Price p/Sq Ft
144						1		0.00	✓	0.2500%	197.52	197.52	0
145						1		0.00	✓	0.2500%	197.52	197.52	0
146						1		0.00	✓	0.2500%	197.52	197.52	0
147						1		0.00	✓	0.2500%	197.52	197.52	0
148						1		0.00	✓	0.2500%	197.52	197.52	0
149						1		0.00	✓	0.2500%	197.52	197.52	0
150						1		0.00	✓	0.2500%	197.52	197.52	0
151						1		0.00	✓	0.2500%	197.52	197.52	0
152						1		0.00	✓	0.2500%	197.52	197.52	0
153						1		0.00	✓	0.2500%	197.52	197.52	0
154						1		0.00	✓	0.2500%	197.52	197.52	0
155	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
156	PR	Detached			4	1	1,380	128.20	✓	0.2500%	197.52	197.52	0.14
157	PR	Terrace			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
158	PR	Terrace			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
159	PR	Terrace			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
160	PR	Detached			4	1	1,558	144.76	✓	0.2500%	197.52	197.52	0.13
161	PR	Detached			4	1	1,758	163.28	✓	0.2500%	197.52	197.52	0.11
162	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
163	PR	Detached			4	1	1,151	106.93	✓	0.2500%	197.52	197.52	0.17
164	PR	Semi detached			3	1	856	79.52	✓	0.2500%	197.52	197.52	0.23
165	PR	Semi detached			3	1	856	79.52	✓	0.2500%	197.52	197.52	0.23
166	PR	Detached			4	1	1,151	106.93	✓	0.2500%	197.52	197.52	0.17
167	PR	Detached			4	1	1,531	142.25	✓	0.2500%	197.52	197.52	0.13
168	PR	Detached			5	1	1,927	178.98	✓	0.2500%	197.52	197.52	0.10
169	PR	Detached			4	1	1,758	163.28	✓	0.2500%	197.52	197.52	0.11
170	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
171	PR	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
172	PR	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
173	PR	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
174	PR	Semi detached			5	1	963	89.46	✓	0.2500%	197.52	197.52	0.21
175	PR	Semi detached			3	1	963	89.46	✓	0.2500%	197.52	197.52	0.21
176	PR	Detached			4	1	1,531	142.25	✓	0.2500%	197.52	197.52	0.13
177	PR	Detached			4	1	1,558	144.76	✓	0.2500%	197.52	197.52	0.13
178	PR	Detached			5	1	1,927	178.98	✓	0.2500%	197.52	197.52	0.10
179	PR	Detached			4	1	1,558	144.76	✓	0.2500%	197.52	197.52	0.13

Fernleigh Park
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Vistry
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Plot No	Tenure (Private / Affordable)	Plot Type	Core	Unit	Bedrooms	Phase	Area Ft 2	Area m2	Estate S/C	Estate S/C %	Estate S/C £	Total S/C	Price p/Sq Ft
180	PR	Detached			5	1	2,398	222.74	✓	0.2500%	197.52	197.52	0.08
181	PR	Detached			5	1	2,398	222.74	✓	0.2500%	197.52	197.52	0.08
182	PR	Detached			5	1	2,192	203.63	✓	0.2500%	197.52	197.52	0.09
183	PR	Detached			5	1	1,927	178.98	✓	0.2500%	197.52	197.52	0.10
184	PR	Detached			4	1	1,758	163.28	✓	0.2500%	197.52	197.52	0.11
185	PR	Semi detached			4	1	1,262	117.28	✓	0.2500%	197.52	197.52	0.16
186	PR	Semi detached			4	1	1,262	117.28	✓	0.2500%	197.52	197.52	0.16
187	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
188	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
189	PR	Semi detached			4	1	1,436	133.41	✓	0.2500%	197.52	197.52	0.14
190	PR	Semi detached			4	1	1,436	133.41	✓	0.2500%	197.52	197.52	0.14
191	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
192	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
193	PR	Detached			3	1	1,111	103.21	✓	0.2500%	197.52	197.52	0.18
194	PR	Detached			3	1	1,111	103.21	✓	0.2500%	197.52	197.52	0.18
195	PR	Detached			4	1	1,151	106.93	✓	0.2500%	197.52	197.52	0.17
196	PR	Detached			4	1	1,262	117.28	✓	0.2500%	197.52	197.52	0.16
197	PR	Detached			3	1	1,111	103.21	✓	0.2500%	197.52	197.52	0.18
198	PR	Detached			4	1	1,151	106.93	✓	0.2500%	197.52	197.52	0.17
199	PR	Detached			4	1	1,262	117.28	✓	0.2500%	197.52	197.52	0.16
200	PR	Detached			4	1	1,558	144.76	✓	0.2500%	197.52	197.52	0.13
201	PR	Detached			5	1	2,398	222.74	✓	0.2500%	197.52	197.52	0.08
202	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
203	PR	Detached			3	1	1,111	103.21	✓	0.2500%	197.52	197.52	0.18
204	PR	Detached			3	1	1,111	103.21	✓	0.2500%	197.52	197.52	0.18
205	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
206	PR	Detached			4	1	1,558	144.76	✓	0.2500%	197.52	197.52	0.13
207	PR	Detached			5	1	2,192	203.63	✓	0.2500%	197.52	197.52	0.09
208	PR	Detached			5	1	2,398	222.74	✓	0.2500%	197.52	197.52	0.08
209	PR	Detached			5	1	2,192	203.63	✓	0.2500%	197.52	197.52	0.09
210	PR	Detached			4	1	1,380	128.20	✓	0.2500%	197.52	197.52	0.14
211	PR	Detached			3	1	1,111	103.21	✓	0.2500%	197.52	197.52	0.18
212	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
213	PR	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
214	PR	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
215	PR	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29

Fernleigh Park
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Plot No	Tenure (Private / Affordable)	Plot Type	Core	Unit	Bedrooms	Phase	Area Ft 2	Area m2	Estate S/C	Estate S/C %	Estate S/C £	Total S/C	Price p/Sq Ft
216	PR	Detached			4	1	1,531	142.25	✓	0.2500%	197.52	197.52	0.13
217	PR	Detached			4	1	1,380	128.20	✓	0.2500%	197.52	197.52	0.14
218	PR	Detached			4	1	1,558	144.76	✓	0.2500%	197.52	197.52	0.13
219	PR	Detached			3	1	1,111	103.21	✓	0.2500%	197.52	197.52	0.18
220	PR	Detached			4	1	1,380	128.20	✓	0.2500%	197.52	197.52	0.14
221	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
222	PR	Detached			3	1	1,111	103.21	✓	0.2500%	197.52	197.52	0.18
223	PR	Detached			5	1	2,192	203.63	✓	0.2500%	197.52	197.52	0.09
224	PR	Detached			5	1	1,927	178.98	✓	0.2500%	197.52	197.52	0.10
225	PR	Detached			5	1	2,192	203.63	✓	0.2500%	197.52	197.52	0.09
226	PR	Detached			5	1	2,398	222.74	✓	0.2500%	197.52	197.52	0.08
227	PR	Detached			5	1	2,398	222.74	✓	0.2500%	197.52	197.52	0.08
228	PR	Detached			5	1	1,927	178.98	✓	0.2500%	197.52	197.52	0.10
229	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
230	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
231	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
232	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
233	PR	Semi detached			4	1	1,436	133.41	✓	0.2500%	197.52	197.52	0.14
234	PR	Semi detached			4	1	1,436	133.41	✓	0.2500%	197.52	197.52	0.14
235	PR	Detached			2	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
236	PR	Semi detached			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
237	PR	Semi detached			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
238	PR	Semi detached			3	1	856	79.52	✓	0.2500%	197.52	197.52	0.23
239	PR	Semi detached			3	1	856	79.52	✓	0.2500%	197.52	197.52	0.23
240	Aff	Semi detached			3	1	997	92.62	✓	0.2500%	197.52	197.52	0.20
241	Aff	Semi detached			3	1	801	74.41	✓	0.2500%	197.52	197.52	0.25
242	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
243	PR	Detached			4	1	1,380	128.20	✓	0.2500%	197.52	197.52	0.14
244	PR	Detached			4	1	1,758	163.28	✓	0.2500%	197.52	197.52	0.11
245	PR	Detached			4	1	1,262	117.28	✓	0.2500%	197.52	197.52	0.16
246	PR	Detached			4	1	1,262	117.28	✓	0.2500%	197.52	197.52	0.16
247	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
248	PR	Detached			4	1	1,262	117.28	✓	0.2500%	197.52	197.52	0.16
249	PR	Detached			4	1	1,262	117.28	✓	0.2500%	197.52	197.52	0.16
250	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
251	Aff	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26

Fernleigh Park
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Plot No	Tenure (Private / Affordable)	Plot Type	Core	Unit	Bedrooms	Phase	Area Ft 2	Area m2	Estate S/C	Estate S/C %	Estate S/C £	Total S/C	Price p/Sq Ft
252	Aff	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
253	Aff	Semi detached			4	1	1,151	106.93	✓	0.2500%	197.52	197.52	0.17
254	Aff	Semi detached			4	1	1,151	106.93	✓	0.2500%	197.52	197.52	0.17
255	Aff	Semi detached			3	1	801	74.41	✓	0.2500%	197.52	197.52	0.25
256	Aff	Semi detached			3	1	801	74.41	✓	0.2500%	197.52	197.52	0.25
257	Aff	Detached			3	1	997	92.62	✓	0.2500%	197.52	197.52	0.20
258	Aff	Semi detached			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
259	Aff	Semi detached			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
260	Aff	Semi detached			3	1	801	74.41	✓	0.2500%	197.52	197.52	0.25
261	Aff	Semi detached			3	1	801	74.41	✓	0.2500%	197.52	197.52	0.25
262	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
263	PR	Semi detached			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
264	PR	Semi detached			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
265	PR	Detached			3	1	1,111	103.21	✓	0.2500%	197.52	197.52	0.18
266	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
267	PR	Detached			5	1	2,398	222.74	✓	0.2500%	197.52	197.52	0.08
268	PR	Detached			5	1	2,192	203.63	✓	0.2500%	197.52	197.52	0.09
269	PR	Detached			5	1	2,192	203.63	✓	0.2500%	197.52	197.52	0.09
270	PR	Detached			5	1	2,192	203.63	✓	0.2500%	197.52	197.52	0.09
271	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
272	PR	Detached			4	1	1,151	106.93	✓	0.2500%	197.52	197.52	0.17
273	PR	Detached			4	1	1,262	117.28	✓	0.2500%	197.52	197.52	0.16
274	PR	Detached			4	1	1,151	106.93	✓	0.2500%	197.52	197.52	0.17
275	PR	Detached			3	1	1,111	103.21	✓	0.2500%	197.52	197.52	0.18
276	PR	Detached			4	1	1,151	106.93	✓	0.2500%	197.52	197.52	0.17
277	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
278	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
279	PR	Detached			4	1	1,758	163.28	✓	0.2500%	197.52	197.52	0.11
280	PR	Detached			5	1	2,192	203.63	✓	0.2500%	197.52	197.52	0.09
281	PR	Detached			5	1	2,192	203.63	✓	0.2500%	197.52	197.52	0.09
282	PR	Detached			5	1	1,927	178.98	✓	0.2500%	197.52	197.52	0.10
283	PR	Detached			5	1	1,927	178.98	✓	0.2500%	197.52	197.52	0.10
284	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
285	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
286	PR	Detached			4	1	1,758	163.28	✓	0.2500%	197.52	197.52	0.11
287	PR	Detached			5	1	2,398	222.74	✓	0.2500%	197.52	197.52	0.08

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Plot No	Tenure (Private / Affordable)	Plot Type	Core	Unit	Bedrooms	Phase	Area Ft 2	Area m2	Estate S/C	Estate S/C %	Estate S/C £	Total S/C	Price p/Sq Ft
288	Aff	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
289	Aff	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
290	Aff	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
291	Aff	Semi detached			3	1	997	92.62	✓	0.2500%	197.52	197.52	0.20
292	Aff	Semi detached			3	1	801	74.41	✓	0.2500%	197.52	197.52	0.25
293	Aff	Apartment			2	1	731	67.89	✓	0.2500%	197.52	197.52	0.27
294	Aff	Apartment			2	1	714	66.30	✓	0.2500%	197.52	197.52	0.28
295	Aff	Apartment			2	1	720	66.93	✓	0.2500%	197.52	197.52	0.27
296	Aff	Apartment			2	1	714	66.30	✓	0.2500%	197.52	197.52	0.28
297	Aff	Apartment			2	1	720	66.93	✓	0.2500%	197.52	197.52	0.27
298	Aff	Apartment			2	1	714	66.30	✓	0.2500%	197.52	197.52	0.28
299	PR	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
300	PR	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
301	PR	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
302	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
303	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
304	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
305	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
306	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
307	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
308	PR	Detached			5	1	2,398	222.74	✓	0.2500%	197.52	197.52	0.08
309	PR	Detached			5	1	2,192	203.63	✓	0.2500%	197.52	197.52	0.09
310	PR	Detached			5	1	1,927	178.98	✓	0.2500%	197.52	197.52	0.10
311	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
312	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
313	PR	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
314	PR	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
315	PR	Terrace			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
316	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
317	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
318	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
319	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
320	PR	Semi detached			3	1	963	89.46	✓	0.2500%	197.52	197.52	0.21
321	PR	Semi detached			3	1	963	89.46	✓	0.2500%	197.52	197.52	0.21
322	PR	Semi detached			3	1	963	89.46	✓	0.2500%	197.52	197.52	0.21
323	PR	Semi detached			3	1	963	89.46	✓	0.2500%	197.52	197.52	0.21

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Plot No	Tenure (Private / Affordable)	Plot Type	Core	Unit	Bedrooms	Phase	Area Ft 2	Area m2	Estate S/C	Estate S/C %	Estate S/C £	Total S/C	Price p/Sq Ft
324	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
325	PR	Detached			3	1	1,111	103.21	✓	0.2500%	197.52	197.52	0.18
326	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
327	PR	Semi detached			3	1	963	89.46	✓	0.2500%	197.52	197.52	0.21
328	PR	Semi detached			3	1	963	89.46	✓	0.2500%	197.52	197.52	0.21
329	PR	Semi detached			3	1	1,039	96.51	✓	0.2500%	197.52	197.52	0.19
330	PR	Semi detached			3	1	1,039	96.51	✓	0.2500%	197.52	197.52	0.19
331	PR	Semi detached			3	1	1,039	96.51	✓	0.2500%	197.52	197.52	0.19
332	PR	Semi detached			3	1	1,039	96.51	✓	0.2500%	197.52	197.52	0.19
333	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
334	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
335	PR	Semi detached			3	1	963	89.46	✓	0.2500%	197.52	197.52	0.21
336	PR	Semi detached			3	1	963	89.46	✓	0.2500%	197.52	197.52	0.21
337	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
338	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
339	PR	Detached			4	1	1,262	117.28	✓	0.2500%	197.52	197.52	0.16
340	PR	Detached			4	1	1,151	106.93	✓	0.2500%	197.52	197.52	0.17
341	PR	Detached			3	1	1,111	103.21	✓	0.2500%	197.52	197.52	0.18
342	PR	Detached			4	1	1,558	144.76	✓	0.2500%	197.52	197.52	0.13
343	PR	Detached			5	1	1,927	178.98	✓	0.2500%	197.52	197.52	0.10
344	PR	Detached			5	1	1,927	178.98	✓	0.2500%	197.52	197.52	0.10
345	PR	Detached			5	1	1,927	178.98	✓	0.2500%	197.52	197.52	0.10
346	PR	Detached			5	1	2,398	222.74	✓	0.2500%	197.52	197.52	0.08
347	PR	Detached			5	1	2,192	203.63	✓	0.2500%	197.52	197.52	0.09
348	Aff	Terrace			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
349	Aff	Terrace			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
350	Aff	Terrace			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
351	Aff	Semi detached			3	1	963	89.46	✓	0.2500%	197.52	197.52	0.21
352	Aff	Semi detached			3	1	963	89.46	✓	0.2500%	197.52	197.52	0.21
353	PR	Semi detached			3	1	963	89.46	✓	0.2500%	197.52	197.52	0.21
354	PR	Semi detached			3	1	963	89.46	✓	0.2500%	197.52	197.52	0.21
355	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
356	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
357	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
358	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
359	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26

Fernleigh Park
Service Charge Matrix
Proposed Budget to Year End TBC
Phase 1

Vistry
Cala Homes

Plot No	Tenure (Private / Affordable)	Plot Type	Core	Unit	Bedrooms	Phase	Area Ft 2	Area m2	Estate S/C	Estate S/C %	Estate S/C £	Total S/C	Price p/Sq Ft
360	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
361	Aff	Semi detached			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
362	Aff	Semi detached			2	1	673	62.52	✓	0.2500%	197.52	197.52	0.29
363	Aff	Semi detached			3	1	801	74.41	✓	0.2500%	197.52	197.52	0.25
364	Aff	Semi detached			3	1	997	92.62	✓	0.2500%	197.52	197.52	0.20
365	Aff	Apt Block B			1	1	538	50.00	✓	0.2500%	197.52	197.52	0.37
366	Aff	Apt Block B			1	1	557	51.72	✓	0.2500%	197.52	197.52	0.35
367	Aff	Apt Block B			1	1	538	50.00	✓	0.2500%	197.52	197.52	0.37
368	Aff	Apt Block B			1	1	546	50.76	✓	0.2500%	197.52	197.52	0.36
369	Aff	Apt Block B			1	1	538	50.00	✓	0.2500%	197.52	197.52	0.37
370	Aff	Apt Block B			1	1	546	50.75	✓	0.2500%	197.52	197.52	0.36
371	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
372	PR	Detached			4	1	1,558	144.76	✓	0.2500%	197.52	197.52	0.13
373	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
374	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
375	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
376	PR	Semi detached			3	1	856	79.52	✓	0.2500%	197.52	197.52	0.23
377	PR	Semi detached			3	1	856	79.52	✓	0.2500%	197.52	197.52	0.23
378	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
379	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
380	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
381	PR	Semi detached			2	1	747	69.40	✓	0.2500%	197.52	197.52	0.26
382	PR	Semi detached			3	1	856	79.52	✓	0.2500%	197.52	197.52	0.23
383	PR	Semi detached			3	1	856	79.52	✓	0.2500%	197.52	197.52	0.23
384	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
385	PR	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
386	PR	Semi detached			4	1	1,262	117.28	✓	0.2500%	197.52	197.52	0.16
387	PR	Semi detached			4	1	1,262	117.28	✓	0.2500%	197.52	197.52	0.16
388	PR	Semi detached			4	1	1,262	117.28	✓	0.2500%	197.52	197.52	0.16
389	PR	Semi detached			4	1	1,262	117.28	✓	0.2500%	197.52	197.52	0.16
390	Aff	Detached			3	1	1,132	105.16	✓	0.2500%	197.52	197.52	0.17
391	PR	Detached			5	1	2,398	222.74	✓	0.2500%	197.52	197.52	0.08
392	PR	Detached			5	1	2,192	203.63	✓	0.2500%	197.52	197.52	0.09
393	PR	Detached			4	1	1,758	163.28	✓	0.2500%	197.52	197.52	0.11
394	PR	Detached			5	1	1,927	178.98	✓	0.2500%	197.52	197.52	0.10
395	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12

Fernleigh Park
 Service Charge Matrix
 Proposed Budget to Year End TBC
 Phase 1

Vistry
 Cala Homes

Plot No	Tenure (Private / Affordable)	Plot Type	Core	Unit	Bedrooms	Phase	Area Ft 2	Area m2	Estate S/C	Estate S/C %	Estate S/C £	Total S/C	Price p/Sq Ft
396	PR	Detached			4	1	1,692	157.21	✓	0.2500%	197.52	197.52	0.12
397	PR	Detached			5	1	1,927	178.98	✓	0.2500%	197.52	197.52	0.10
398	PR	Detached			5	1	1,927	178.98	✓	0.2500%	197.52	197.52	0.10
399	PR	Detached			4	1	1,758	163.28	✓	0.2500%	197.52	197.52	0.11
400	PR	Detached			3	1	2,398	222.74	✓	0.2500%	197.52	197.52	0.08

0

309,426	28,746.37	400	61.5000%	48,591	48,591
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Fund Square Footage: 309425.905

79009

**Fernleigh Park
Estate SC Budget**

	Notes	Fully Live
		£
Grounds Maintenance Costs		
Gardening & Refuse Management	1	27,720
		<u>27,720</u>
Cleaning Costs		
Cleaning	2	686
Drain & Gulley Cleaning	3	140
		<u>826</u>
Common Area Costs		
Day to Day Maintenance	4	4,000
		<u>4,000</u>
Health & Safety Costs		
General Risk Assessment	5	3,462
		<u>3,462</u>
Site Specific Facilities		
Play Area Maintenance	15	800
ROSPA	16	500
Pond Maintenance	17	1,500
SuDS Maintenance	18	2,000
Tree Survey	19	1,000
Allotment, Changing Facility & Kiosk Maintenance	20	750
		<u>6,550</u>
Insurance Costs		
Building Insurance	6	155
Property Owners Liability Insurance		800
		<u>955</u>
Management Fee		
Management Fee	7	26,400
		<u>26,400</u>
Administration Costs		
Accountancy Fee	8	224
External Audit Fee	9	634
Company Secretary Fee	10	1,420
Bank Charges	11	100
Out of Hours Fee	12	4,800
		<u>7,178</u>
Reserve Costs		
Cyclical Redecorations Reserve Funds	13	383
Renewals Reserve Funds	14	1,535
		<u>1,918</u>
Total Cost		<u><u>79,009</u></u>

Please note that the Important Notes on Budgets form part of this budget pack and should be read in conjunction with the other statements in this budget pack.

**Fernleigh Park
Estate SFunds**

A

Phase

Total Internal Floor Area (sq ft)
Cores
Units
Lifts

Fully Live

	309,426
<i>manual</i>	1
	400
<i>manual</i>	1

Renewals Fund

Base Cost

Periodicity

Drains	3,000	46	65	✓
Pathways	6,000	120	50	✓
Exterior Lighting	2,000	80	25	✓
Roofs/Gutters	5,000	77	65	✓
Brickwork/Rendered surfaces	1,500	25	60	✓
Electrics	2,500	83	30	✓
Fencing	6,000	120	50	✓
Play Equipment	5,000	333	15	✓
SuDS	5,000	250	20	✓
Changing Facilities	8,000	400	20	✓

Total

1,535

Cylical Decoration Fund

Internal Redecoration	1,200	240	5	✓
External Redecoration	1,000	143	7	✓

Total

383