



Service Charge Budget

in respect of

Land at The Street
Hullavington

prepared for

Vistry Bristol

24th April 2025

by

Remus Management Limited

Tel: 01722 328685

Head Office

Fisher House, 84 Fisherton Street, Salisbury, Wiltshire, SP2 7QY

Regional Offices

Southern Salisbury	South West Plymouth	South East Brighton	Midlands & North Birmingham
Eastern Chelmsford	Wales & West Cardiff	London London	Thames Valley Reading

**Schedule 1 - with Car Park
Estate Service Charge Budget
in respect of
Land at The Street
Hullavington**

	£
Landscape Maintenance	6,905.00
Community Car Park Landscaping	750.00
SUDS Maintenance	2,495.00
Pumping Station Contract	900.00
Arboriculturist	720.00
Ecological Management	1,200.00
Public Liability Insurance	1,100.00
Provision for General Repairs	650.00
Play Equipment and Estate Furniture Inspection and Maintenance	1,010.00
Bins (Litter & Dog Waste)	945.00
Estate Cleaning	1,000.00
Health & Safety Risk Assessment (Estate)	420.00
Management Company Costs	800.00
Directors and Officers Liability Insurance	320.00
Bank Charges	0.00
Accountancy	975.00
Managing Agents Fee	6,816.00
Total	27,006.00

Transfer to Reserve Funds

Future replacement of play equipment and estate furniture	500.00
Future re-surfacing of un-adopted access roads/pathways	500.00
Future replacement of the pump and ancillary plant	500.00
Future re-surfacing of community car park	500.00
	2,000.00

Total **29,006.00**

Amount Per Property (÷71) **£408.54**

Please note this is an estimate of expenditure based on a budget analysis by Remus Management Limited. Whilst every care has been taken in preparing these figures, they are estimates only based upon the inspection of architects drawings, and knowledge of expenditure incurred on similar developments. Please therefore note that if at the end of the first full financial year expenditure exceeds income, any shortfall will be recoverable in line with the terms of the lease or TP1. This budget is reviewed regularly and can be changed on receipt of new information or via an annual review.

**Explanatory Notes with car park re
Estate Service Charge Budget
in respect of
Land at The Street
Hullavington**

Landscape Maintenance:

To maintain the Estate in full compliance with the Landscape and Ecological Management Plan (LEMP) on 24 visits per annum at an anticipated sum of £6,905.00 per annum.

Community Car Park Landscape Maintenance:

To maintain the community car park in full compliance with the Landscape and Ecological Management Plan (LEMP) on 24 visits per annum at an anticipated sum of £750.00 per annum.

SUDS Maintenance (Attenuation Pond and Swales):

Based on an estimate of £2,495.00 per annum to maintain in accordance with best practice and CIRIA's Guidelines in their SUDS Manual C753 (2015) as detailed under the appropriate heading below.

SUDS components operation and maintenance activities

Operation and maintenance activity	SUDS component											
	Pond	Wetland	Detention basin	Infiltration basin	Soakaway	Infiltration trench	Filter drain	Modular storage	Permeable pavement	Swale/bioretention/ trees	Filter strip	Proprietary
Regular maintenance												
Inspection	■	■	■	■	■	■	■	■	■	■	■	■
Litter and debris removal	■	■	■	■	□	■	■	□	■	■	■	■
Grass cutting	■	■	■	■	□	■	■	□	■	■	■	■
Weed and invasive plant control	□	□	□	□		□	□		□		□	■
Shrub management (including pruning)	□	□	□	□				□	□	□	□	□
Shoreline vegetation management	■	■	□									
Aquatic vegetation management	■	■	□									
Occasional maintenance												
Sediment management ¹	■	■	■	■	■	■	■	■	■	■	■	■
Vegetation replacement	□	□	□	□					□	□	□	■
Vacuum sweeping and brushing									■			
Remedial maintenance												
Structure rehabilitation/repair	□	□	□	□	□	□	□	□	□	□	□	□
Infiltration surface reconditioning	□	□	□	□	□	□	□	□	□	□	□	□

Key

- will be required
- may be required

Notes

- ¹ Sediment should be collected and managed in pre-treatments systems, upstream of the main device.
- 24/04/2025

Regular maintenance will include inspection, litter and debris removal and grass cutting and occasional maintenance will include sediment management including management of any pre-treatment systems upstream of the main device. SUDS maintenance will be carried out on some of the landscape maintenance contractor's 20 visits as required and in accordance with the maintenance plan in the CIRIA guidelines as summarised above.

Pumping Station Maintenance Contract:

We have estimated the cost of maintaining and running the pumping station should be approximately £900.00 per annum as broken down below:

Arboriculturist:

An inspection of all the estate's trees will be carried out by a qualified Arboriculturist and a report on their condition produced. Any works recommended in the report will be undertaken by qualified forestry contractors.

Ecological Management:

Maintenance of the ecological in accordance with the Ecologist recommendations following any required survey ensuring compliance with the Ecologist's recommendations, statutory, licencing and best practice, with work undertaken outside of usual nesting/breeding/hibernation and growing seasons (unless in an emergency under guidance from the Ecologist) where required.

Public Liability Insurance:

A public liability insurance policy will be put in place at a projected annual premium of £1,100.00, in respect of the managed areas of the development.

Provision for General Repairs:

A sum of £650.00 per annum to cover the cost of any reactive repairs as and when required.

Play Equipment & Estate Furniture- Inspection & Maintenance

To comply with ROSPA guidelines and insurers' conditions of cover the play equipment and estate furniture will be visually inspected on a regular basis; in addition a full examination will be carried out annually by a ROSPA qualified inspector.

Bins (Litter & Dog Waste):

The litter and dog waste bins will be emptied on a regular basis at an anticipated cost of £945.00 per annum

Estate Cleaning:

An estimated sum of £1,000.00 per annum to litter pick the estate on a regular basis.

Health & Safety Risk Assessment (Estate):

A Health & Safety Risk Assessment will be carried out after management has commenced, at a cost of approximately £420.00 then as and when required in accordance with statutory regulations and guidelines.

Management Company Costs:

To cover the costs incurred which includes – production and filing of Company Accounts, Annual Return, Tax Return, Company Secretarial Services including Remus Management Limited acting as Company Secretary and registered office of the Residents Management Company and any required registration with the ICO re Data Protection.

Directors & Officers Liability Insurance:

An insurance policy will be put in place at a projected annual premium of £320.00 for a minimum cover of £1,000,000, on incorporation of the development specific management company. D&O insurance policies offer liability cover for company Directors and Officers to protect them from claims which may arise from the decisions and actions taken within the scope of their regular duties.

Accountancy:

These costs relate to the production, certification and circulation of the annual service charge accounts.

Managing Agent Fees:

An amount of £80 + VAT per property, per annum.

Transfer to Reserve Fund:

£500.00 per annum to cover future costs for replacement of Play Equipment and Street Furniture

£500.00 per annum to cover future costs for resurfacing un-adopted access roads/pathways

£500.00 per annum to cover future costs for replacement of the pump and ancillary plant

£500.00 per annum to cover future costs for resurfacing of the community car park

Schedule I
Estate Service Charge Budget
in respect of
Land at The Street
Hullavington

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Inflation Percentage	2.7	2.2	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8

Inflation rates quoted accord with the Bank of England Monetary Policy as issued in November 2024 up to 2027 and thereafter are shown at 1.8% per annum

	£	Year									
		1	2	3	4	5	6	7	8	9	10
Landscape Maintenance	6,905.00	6,905.00	7,091.44	7,247.45	7,377.90	7,510.70	7,645.90	7,783.52	7,923.62	8,066.25	8,211.44
Community Car Park Landscaping	750.00	750.00	770.25	787.20	801.37	815.79	830.47	845.42	860.64	876.13	891.90
SUDS Maintenance	2,495.00	2,495.00	2,562.37	2,618.74	2,665.87	2,713.86	2,762.71	2,812.44	2,863.06	2,914.60	2,967.06
Pumping Station Contract	900.00	900.00	924.30	944.63	961.64	978.95	996.57	1,014.51	1,032.77	1,051.36	1,070.28
Arboriculturist	720.00	720.00	739.44	755.71	769.31	783.16	797.25	811.61	826.21	841.09	856.23
Ecological Management	1,200.00	1,200.00	1,232.40	1,259.51	1,282.18	1,305.26	1,328.76	1,352.68	1,377.02	1,401.81	1,427.04
Public Liability Insurance	1,100.00	1,100.00	1,129.70	1,154.55	1,175.34	1,196.49	1,218.03	1,239.95	1,262.27	1,284.99	1,308.12
Provision for General Repairs	650.00	650.00	667.55	682.24	694.52	707.02	719.74	732.70	745.89	759.31	772.98
Play Equipment and Estate Furniture Inspection and Maintenance	1,010.00	1,010.00	1,037.27	1,060.09	1,079.17	1,098.60	1,118.37	1,138.50	1,159.00	1,179.86	1,201.09
Bins (Litter & Dog Waste)	945.00	945.00	970.52	991.87	1,009.72	1,027.89	1,046.40	1,065.23	1,084.41	1,103.93	1,123.80
Estate Cleaning	1,000.00	1,000.00	1,027.00	1,049.59	1,068.49	1,087.72	1,107.30	1,127.23	1,147.52	1,168.18	1,189.20
Health & Safety Risk Assessment (Estate)	420.00	420.00	431.34	440.83	448.76	456.84	465.07	473.44	481.96	490.63	499.47
Management Company Costs	800.00	800.00	821.60	839.68	854.79	870.18	885.84	901.78	918.02	934.54	951.36
Directors and Officers Liability Insurance	320.00	320.00	328.64	335.87	341.92	348.07	354.34	360.71	367.21	373.82	380.54
Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accountancy	975.00	975.00	1,001.33	1,023.35	1,041.77	1,060.53	1,079.62	1,099.05	1,118.83	1,138.97	1,159.47
Managing Agents Fee	6,816.00	6,816.00	7,000.03	7,154.03	7,282.81	7,413.90	7,547.35	7,683.20	7,821.50	7,962.28	8,105.60
Total	27,006.00	27,006.00	27,735.16	28,345.34	28,855.55	29,374.95	29,903.70	30,441.97	30,989.92	31,547.74	32,115.60
Transfer to Reserve Funds											
Future replacement of play equipment and estate furniture	500.00	500.00	513.50	524.80	534.24	543.86	553.65	563.61	573.76	584.09	594.60
Future re-surfacing of un-adopted access roads/pathways	500.00	500.00	513.50	524.80	534.24	543.86	553.65	563.61	573.76	584.09	594.60
Future replacement of the pump and ancillary plant	500.00	500.00	513.50	524.80	534.24	543.86	553.65	563.61	573.76	584.09	594.60
Future re-surfacing of community car park	500.00	500.00	513.50	524.80	534.24	543.86	553.65	563.61	573.76	584.09	594.60
	2,000.00	2,000.00	2,054.00	2,099.19	2,136.97	2,175.44	2,214.60	2,254.46	2,295.04	2,336.35	2,378.40
Total	29,006.00	29,006.00	29,789.16	30,444.52	30,992.52	31,550.39	32,118.30	32,696.43	33,284.96	33,884.09	34,494.01
Amount Per Property (÷ 71)	£408.54	£408.54	£419.57	£428.80	£436.51	£444.37	£452.37	£460.51	£468.80	£477.24	£485.83

Whilst Remus Management Limited 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. Remus Management Limited therefore accepts no liability for any loss damage or expenses howsoever arising from any reliance on the accuracy of these estimates or any part of them.