



Service Charge Budget

in respect of

Buckley Place
Hullavington
Including Car Park

prepared for

Bovis Homes (Vistry Bristol)

2026 Budget

Prepared on 13th May 2026

by

Fexco Property Services (Management) Limited
Trading as Remus

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**Estate Service Charge Budget
in respect of
Buckley Place
Hullavington**

	£
Landscape Maintenance	8,290.00
Community Car Park Landscaping	780.00
SUDS Maintenance	2,620.00
Pumping Station Maintenance Contract	945.00
Arboriculturist	760.00
Ecological Management	1,260.00
Public Liability Insurance	1,210.00
Provision for General Repairs	685.00
Play Equipment and Estate Furniture Inspection and Maintenance	1,060.00
Bins (Litter & Dog Waste)	995.00
Estate Cleaning	1,050.00
Health & Safety Risk Assessment (Estate)	420.00
Mobilisation Fee (Year 1 only)	852.00
Management Company Costs	840.00
Directors and Officers Liability Insurance	336.00
Accountancy	1,025.00
Managing Agents Fee	7,157.00
Total	<u>30,285.00</u>
Transfer to Reserve Funds	
Future replacement of play equipment and estate furniture	525.00
Future re-surfacing of un-adopted access roads/pathways	525.00
Future replacement of the pump and ancillary plant	525.00
Future re-surfacing of community car park	525.00
	<u>2,100.00</u>
Total	<u>32,385.00</u>
Amount Per Property (÷71)	£456.13

Please note this is an estimate of expenditure based on a budget analysis by Fexco Property Services (Management) Limited trading as Remus. 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 re Estate Service Charge Budget in respect of Buckley Place

Landscape Maintenance:

To maintain the estate public open space areas in line with the associated landscaping document for the development.

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.

SUDS Maintenance (Attenuation Pond and Swales):

Sustainable Urban Drainage Systems (SUDS) maintenance and inspection in accordance with best practice and CIRIA 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.

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 visits as required and in accordance with the maintenance plan in the CIRIA guidelines as summarised above.

Pumping Station Maintenance Contract:

The cost of maintaining and running the pumping station to include the service contract, telemetry (remote monitoring), electricity and engineering insurance)

Arboriculturist:

Inspection of all estate trees by a qualified Arboriculturist with a tree condition report produced. Any recommended works will be undertaken by qualified forestry contractors.

Ecological Management:

Management and maintenance of ecological features in accordance with best practice, statutory and licencing requirements, landscape and ecological management plans and Arboriculturist/Ecologist recommendations 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 taken out in respect of the managed areas of the development.

Provision for General Repairs:

To cover any required reactive repairs to estate communal features including if relevant any unadopted roads and associated street lighting.

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):

Emptying of litter and dog waste bins on a regular basis.

Estate Cleaning:

Litter pick for estate communal areas on a regular basis

Health & Safety Risk Assessment (Estate):

A Health & Safety risk assessment will be carried out after management has commenced and then as and when required in accordance with statutory regulations and guidelines

Mobilisation Fee:

A fee payable in year 1 only for our mobilisation team to undertake a review of all of the development management plans and strategies, review all assets, plans and documentation to ensure compliance at handover with all statutory requirements.

Management Company Costs:

Production and filing of Statutory Company Accounts, Annual Companies House Return, Company Secretarial Services including acting as Company Secretary and registered office of the Residents Management Company and any required registration with the ICO (Information Commissioners Office) re Data Protection

Directors and Officers Liability Insurance:

An insurance policy will be taken out 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 from claims which may arise from the decisions and actions taken within the scope of their regular duties

Accountancy:

Production, certification and circulation of the annual service charge accounts

Managing Agent Fees:

An amount of £84 + VAT per property, per annum.

Transfer to Reserve Fund to Cover Future Costs for:

Replacement of Play Equipment and Estate Furniture

Resurfacing un-adopted access roads/pathways

Replacement of the pump and ancillary plant

Future resurfacing of community car park

**10 Year Plot Matrix
Estate Service Charge Budget
in respect of
#VALUE!
#VALUE!**

Inflation Percentage	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	2.5	2	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1

Inflation rates quoted accord with the Bank of England Monetary Policy as issued in November 2025 up to 2028 and thereafter are shown at 2.1% per annum

	£	Year									
		1	2	3	4	5	6	7	8	9	10
Landscape Maintenance	8,290.00	8,290.00	8,497.25	8,667.20	8,849.21	9,035.04	9,224.78	9,418.50	9,616.28	9,818.23	10,024.41
Community Car Park Landscaping	780.00	780.00	799.50	815.49	832.62	850.10	867.95	886.18	904.79	923.79	943.19
SUDS Maintenance	2,620.00	2,620.00	2,685.50	2,739.21	2,796.73	2,855.46	2,915.43	2,976.65	3,039.16	3,102.99	3,168.15
Pumping Station Maintenance Contract	945.00	945.00	968.63	988.00	1,008.75	1,029.93	1,051.56	1,073.64	1,096.19	1,119.21	1,142.71
Arboriculturist	760.00	760.00	779.00	794.58	811.27	828.30	845.70	863.46	881.59	900.10	919.00
Ecological Management	1,260.00	1,260.00	1,291.50	1,317.33	1,344.99	1,373.24	1,402.08	1,431.52	1,461.58	1,492.28	1,523.61
Public Liability Insurance	1,210.00	1,210.00	1,240.25	1,265.06	1,291.62	1,318.75	1,346.44	1,374.71	1,403.58	1,433.06	1,463.15
Provision for General Repairs	685.00	685.00	702.13	716.17	731.21	746.56	762.24	778.25	794.59	811.28	828.31
Play Equipment and Estate Furniture Inspection and Maintenance	1,060.00	1,060.00	1,086.50	1,108.23	1,131.50	1,155.26	1,179.52	1,204.29	1,229.59	1,255.41	1,281.77
Bins (Litter & Dog Waste)	995.00	995.00	1,019.88	1,040.27	1,062.12	1,084.42	1,107.20	1,130.45	1,154.19	1,178.42	1,203.17
Estate Cleaning	1,050.00	1,050.00	1,076.25	1,097.78	1,120.83	1,144.37	1,168.40	1,192.93	1,217.99	1,243.56	1,269.68
Health & Safety Risk Assessment (Estate)	420.00	420.00	430.50	439.11	448.33	457.75	467.36	477.17	487.19	497.43	507.87
Mobilisation Fee (Year 1 only)	852.00	852.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Management Company Costs	840.00	840.00	861.00	878.22	896.66	915.49	934.72	954.35	974.39	994.85	1,015.74
Directors and Officers Liability Insurance	336.00	336.00	344.40	351.29	358.67	366.20	373.89	381.74	389.76	397.94	406.30
Accountancy	1,025.00	1,025.00	1,050.63	1,071.64	1,094.14	1,117.12	1,140.58	1,164.53	1,188.99	1,213.95	1,239.45
Managing Agents Fee	7,157.00	7,157.00	7,335.93	7,482.64	7,639.78	7,800.21	7,964.02	8,131.26	8,302.02	8,476.36	8,654.37
Total	30,285.00	30,285.00	30,168.83	30,772.20	31,418.42	32,078.20	32,751.85	33,439.64	34,141.87	34,858.85	35,590.88
Transfer to Reserve Funds											
Future replacement of play equipment and estate furniture	525.00	525.00	538.13	548.89	560.41	572.18	584.20	596.47	608.99	621.78	634.84
Future re-surfacing of un-adopted access roads/pathways	525.00	525.00	538.13	548.89	560.41	572.18	584.20	596.47	608.99	621.78	634.84
Future replacement of the pump and ancillary plant	525.00	525.00	538.13	548.89	560.41	572.18	584.20	596.47	608.99	621.78	634.84
Future re-surfacing of community car park	525.00	525.00	538.13	548.89	560.41	572.18	584.20	596.47	608.99	621.78	634.84
	2,100.00	2,100.00	2,152.50	2,195.55	2,241.66	2,288.73	2,336.79	2,385.87	2,435.97	2,487.13	2,539.36
Total	32,385.00	32,385.00	32,321.33	32,967.75	33,660.07	34,366.94	35,088.64	35,825.50	36,577.84	37,345.97	38,130.24
Amount Per Property (÷71)	£456.13	£456.13	£455.23	£464.33	£474.09	£484.04	£494.21	£504.58	£515.18	£526.00	£537.05

Whilst Fexco Property Services (Management) Limited trading as Remus has 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. Fexco Property Services (Management) Limited trading as Remus 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.