

Calder Grange 2024 Service Charge Budget

No. V0002

Assessment of Maintenance Charge for the period of		01.01.2024	to	31.12.2024
Date of this issue		2024	JL/MH	
Type of Unit	Estate (All plots)			
No. of Units of Type	36			
% per Unit	2.78			
Total Annual Cost				

Contract Maintenance

Grounds Maintenance

SuDs Maintenance

Insurance

Public Liability Insurance

Administrative

Management Fees

Company Secretary

Audit & Accountancy Fees

Sundries

Health & Safety Inspection

General Repairs/Maint.

Minor Repairs

Grounds Contingency

Reserves

Reserve Fund

Total Cost

Estate Charge per plot

Notes

landscaping contract of managed land areas including fulfilling flood compensation area management plan duties.

UDs basin included as part of managed land to be maintained.

Based on £10 Mil LOI & Including £25k MD Cover

RMG management fee based on Mid SLA - Quarterly inspections per annum

ee for acting Company Secretary on behalf of ManCo to ensure compliance

ee for preparation and external certification of Year End Accounts

stimation of expenditure for sundries items e.g postage

Bi-Annual health & safety audit of managed land

stimation of expenditure for general repairs items to managed land

ontingency for additional grounds maint. to *Transfer back land* (if required)

Recommended Reserve Fund

*All costs inclusive of VAT