



## **Estate Service Charge Budget**

in respect of

**The Brooklands, Dovercourt Road  
Horfield**

prepared for

**Vistry Bristol**

on

*2026 Budget*

*Prepared on 12th February 2026*

by

**Fexco Property Services (Management) Limited  
Trading as Remus**

**Tel: 01722 328685**

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### **Head Office**

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### **Regional Offices**

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**Schedule 1 - Estate  
Estate Service Charge Budget  
in respect of  
The Brooklands, Dovercourt Road  
Horfield**

	£
Landscape Maintenance	16,320.00
SUDS Maintenance and Inspection	1,890.00
Arboriculturist	945.00
Public Liability Insurance	1,320.00
Provision for General Repairs	1,890.00
Play Equipment and Estate Furniture Inspection and Maintenance	945.00
Bins (Litter and Dog Waste)	945.00
Electricity (Street Lighting)	1,010.00
Highway Cleaning	945.00
Health & Safety Risk Assessment (Estate)	580.00
Mobilisation Fee (Year 1 only)	1,680.00
Management Company Costs	840.00
Directors and Officers Liability Insurance	450.00
Accountancy	1,680.00
Managing Agents Fee	13,272.00
<b>Total</b>	<b><u>44,712.00</u></b>
<b>Transfer to Reserve Funds</b>	
Future replacement of play equipment and estate furniture	525.00
Future re-surfacing of un-adopted access roads/pathways	840.00
Future replacement Estate lighting repairs and electrical testing	420.00
	<b><u>1,785.00</u></b>
<b>Total</b>	<b><u>46,497.00</u></b>
Amount Per Property (÷ 140)	<b>£332.12</b>

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.

**Schedule 1**  
**Explanatory Notes re**  
**Estate Service Charge Budget**  
**in respect of**  
**The Brooklands, Dovercourt Road**  
**Horfield**

**Landscape Maintenance:**

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

**SUDS Maintenance and Inspection:**

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
<b>Regular maintenance</b>												
Inspection	■	■	■	■	■	■	■	■	■	■	■	■
Litter and debris removal	■	■	■	■	□	■	■	□	■	■	■	
Grass cutting	■	■	■	■	□	■	■	□	□	■	■	
Weed and invasive plant control	□	□	□	□		□	□		□		□	■
Shrub management (including pruning)	□	□	□	□					□	□	□	
Shoreline vegetation management	■	■	□									
Aquatic vegetation management	■	■	□									
<b>Occasional maintenance</b>												
Sediment management <sup>1</sup>	■	■	■	■	■	■	■	■	■	■	■	■
Vegetation replacement	□	□	□	□						□	□	■
Vacuum sweeping and brushing										■		
<b>Remedial maintenance</b>												
Structure rehabilitation/repair	□	□	□	□	□	□	□	□	□	□	□	□
Infiltration surface reconditioning				□	□	□	□		□	□	□	

**Key**

- will be required
- may be required

**Notes**

<sup>1</sup> 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.

**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.

**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.

**Electricity:**

To cover the cost of electricity in respect of Street Lighting.

**Highway Cleaning:**

To sweep and litter pick and check and clear out surface water gulleys and Acco drains

**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 £79 + 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

Electrical testing of the unadopted estate lighting

**Schedule 2 - Apartment Block 2 - Plots 45 - 60**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**The Brooklands, Dovercourt Road**  
**Horfield**

	<b>£</b>
Buildings Insurance Premium	7,080.00
Common Parts Electricity	1,470.00
Common Parts Cleaning	2,310.00
Window Cleaning (Common Parts only)	295.00
Bin/Cycle Store Cleaning & Maintenance	525.00
Landscape/Grounds Maintenance	720.00
Provision for General Repairs	1,890.00
PV Panels Inspection and Maintenance	525.00
Green/Brown/Blue Roof Maintenance	840.00
Entryphone Maintenance Contract	525.00
Water Costs	105.00
Fall and Arrest System Inspection & Maintenance	315.00
Fire Systems Maintenance Contract	1,155.00
Statutory Fire, Health & Safety Risk Assessment	648.00
Fire Door Inspections	735.00
Out of Hours Line	390.00
Mobilisation Fee (Year 1 only)	192.00
Accountancy	468.00
Managing Agents Fee	3,226.00
<b>Total</b>	<b><u><u>23,414.00</u></u></b>
<b>Transfer to Reserve Funds</b>	
Internal Redecorations	840.00
External Redecorations	1,050.00
	<b><u><u>1,890.00</u></u></b>
<b>Total</b>	<b><u><u>25,304.00</u></u></b>

**Amount per Property - See Plot Matrix**

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.

**Schedule 2 - Apartment Block 2 - Plots 45 - 60**  
**Explanatory Notes re**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**The Brooklands, Dovercourt Road**  
**Horfield**

**Buildings Insurance Premium:**

The premium is calculated by multiplying the estimated insured value (based on square footage) by an estimated premium (based on insured value). The premium excludes terrorism cover, but this can be added on request. It is recommended that an Insurance Valuation is undertaken by a suitably qualified professional valuer after the buildings are completed.

**Common Parts Electricity:**

To cover the cost of electricity in respect of internal and external lighting and fire systems.

**Common Parts Cleaning:**

Cleaning of the common parts of the building on a regular basis

**Window Cleaning (Common Parts Only):**

Based on 4 visits per annum.

**Bin/Cycle Store Cleaning & Maintenance:**

To clean and maintain the bin/cycle store as required.

**Landscape/Grounds Maintenance:**

To carry out landscaping of the external areas in line with the associated landscaping document for the development

**Provision for General Repairs:**

To cover the cost of any internal/external repairs as and when required.

**PV Panels Inspection & Maintenance:**

For PV Panels that feed into the landlord's supply and create income for the service charge fund, inspection and maintenance of the PV panels and associated wiring and meters as required.

**Green/Brown/Blue Roof Maintenance:**

Maintenance of the Green/Brown/Blue roof in accordance with the supplier's guidance and best practice.

**Entryphone Maintenance Contract:**

To provide for a maintenance contract which complies with the supplier's guidelines.

**Water Costs:**

To cover the standing charges and usage in respect of communal taps.

**Fall and Arrest System Inspection & Maintenance:**

To maintain and inspect the system in accordance with manufacturer's/Suppliers and best practice inspection guidelines.

**Fire Systems Maintenance Contract:**

To provide for a maintenance contract which complies with the supplier's guidelines and any statutory & health and safety guidelines.

**Statutory Fire, Health & Safety Risk Assessment:**

A Fire, Health & Safety Risk Assessment will be carried out after management has commenced, then as and when required in accordance with statutory regulations and guidelines and Risk Assessor recommendations.

**Fire Door Inspections:**

To undertake inspections required under The Fire Safety (England) Regulations 2022.

**Out of Hours Line:**

Out of hours emergency repair service reporting line.

**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.

**Accountancy:**

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

**Managing Agent Fees:**

An amount of £168 + VAT per apartment, per annum. A summary of the services provided within our fees is available upon request.

**Transfer to Reserve Fund for Future Costs:**

Internal redecoration

External redecoration

**Schedule 3 - Apartment Block 3 - Plots 61 - 76**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**The Brooklands, Dovercourt Road**  
**Horfield**

	£
Buildings Insurance Premium	4,850.00
Common Parts Electricity	1,470.00
Common Parts Cleaning	2,310.00
Window Cleaning (Common Parts only)	485.00
Bin/Cycle Store Cleaning & Maintenance	525.00
Provision for General Repairs	1,890.00
PV Panels Inspection and Maintenance	525.00
Green/Brown/Blue Roof Maintenance	840.00
Entryphone Maintenance Contract	525.00
Water Costs	105.00
Fall and Arrest System Inspection & Maintenance	315.00
Fire Systems Maintenance Contract	155.00
Statutory Fire, Health & Safety Risk Assessment	648.00
Fire Door Inspections	735.00
Out of Hours Line	390.00
Mobilisation Fee (Year 1 only)	192.00
Accountancy	468.00
Managing Agents Fee	3,226.00
<b>Total</b>	<b>19,654.00</b>
<b>Transfer to Reserve Funds</b>	
Internal Redecorations	840.00
External Redecorations	1,050.00
	<b>1,890.00</b>
<b>Total</b>	<b>21,544.00</b>

**Amount per Property -See Plot Matrix**

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**Schedule 3 - Apartment Block 3 - Plots 61 - 76**  
**Explanatory Notes re**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**The Brooklands, Dovercourt Road**  
**Horfield**

**Buildings Insurance Premium:**

The premium is calculated by multiplying the estimated insured value (based on square footage) by an estimated premium (based on insured value). The premium excludes terrorism cover, but this can be added on request. It is recommended that an Insurance Valuation is undertaken by a suitably qualified professional valuer after the buildings are completed.

**Common Parts Electricity:**

To cover the cost of electricity in respect of internal and external lighting and fire systems.

**Common Parts Cleaning:**

Cleaning of the common parts of the building on a regular basis

**Window Cleaning (Common Parts Only):**

Based on 4 visits per annum.

**Bin/Cycle Store Cleaning & Maintenance:**

To clean and maintain the bin/cycle store as required.

**Provision for General Repairs:**

To cover the cost of any internal/external repairs as and when required.

**PV Panels Inspection & Maintenance:**

For PV Panels that feed into the landlord's supply and create income for the service charge fund, inspection and maintenance of the PV panels and associated wiring and meters as required.

**Green/Brown/Blue Roof Maintenance:**

Maintenance of the Green/Brown/Blue roof in accordance with the supplier's guidance and best practice.

**Entryphone Maintenance Contract:**

To provide for a maintenance contract which complies with the supplier's guidelines.

**Water Costs:**

To cover the standing charges and usage in respect of communal taps.

**Fall and Arrest System Inspection & Maintenance:**

To maintain and inspect the system in accordance with manufacturer's/Suppliers and best practice inspection guidelines.

**Fire Systems Maintenance Contract:**

To provide for a maintenance contract which complies with the supplier's guidelines and any statutory & health and safety guidelines.

**Statutory Fire, Health & Safety Risk Assessment:**

A Fire, Health & Safety Risk Assessment will be carried out after management has commenced, then as and when required in accordance with statutory regulations and guidelines and Risk Assessor recommendations.

**Fire Door Inspections:**

To undertake inspections required under The Fire Safety (England) Regulations 2022.

**Out of Hours Line:**

Out of hours emergency repair service reporting line.

**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.

**Accountancy:**

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

**Managing Agent Fees:**

An amount of £168 + VAT per apartment, per annum. A summary of the services provided within our fees is available upon request.

**Transfer to Reserve Fund for Future Costs:**

Internal redecoration  
External redecoration

**Schedule 4 - Apartment Block Open Space - Plots 45 - 76**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**The Brooklands, Dovercourt Road**  
**Horfield**

	£
Landscape/Grounds Maintenance	1,920.00
Play Equipment Inspection and Maintenance	630.00
General Repairs & Maintenance	525.00
<b>Total</b>	<b><u>3,075.00</u></b>
<b>Transfer to Reserve Funds</b>	
Future replacement of play equipment	525.00
	<b><u>525.00</u></b>
<b>Total</b>	<b><u>3,600.00</u></b>

**Amount per Property - See Plot Matrix**

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**Schedule 4 - Apartment Block Open Space - Plots 45 – 76**  
**Explanatory Notes re**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**The Brooklands, Dovercourt Road**  
**Horfield**

**Landscape/Grounds Maintenance:**

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

**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.

**Provision for General Repairs & Maintenance:**

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

**Transfer to Reserve Fund to Cover Future Costs for:**

Replacement of Play Equipment

**Schedule 5 - Apartment Block Open Space - Plots 25 - 44**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**The Brooklands, Dovercourt Road**  
**Horfield**

	£
Landscape/Grounds Maintenance	1,515.00
Play Equipment Inspection and Maintenance	630.00
General Repairs & Maintenance	<u>525.00</u>
<b>Total</b>	<b><u><u>2,670.00</u></u></b>
<b>Transfer to Reserve Funds</b>	
Future replacement of play equipment	<u>525.00</u>
	<b><u><u>525.00</u></u></b>
<b>Total</b>	<b><u><u>3,195.00</u></u></b>

**Amount per Property - See Plot Matrix**

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.

**Schedule 5 - Apartment Block Open Space - Plots 25-44**  
**Explanatory Notes re**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**The Brooklands, Dovercourt Road**  
**Horfield**

**Landscape/Grounds Maintenance:**

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

**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.

**Provision for General Repairs & Maintenance:**

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

**Transfer to Reserve Fund to Cover Future Costs for:**

Replacement of Play Equipment

**Schedule 6 - Apartment Block Open Space - Plots 95 - 110**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**The Brooklands, Dovercourt Road**  
**Horfield**

	<b>£</b>
Landscape/Grounds Maintenance	<u>960.00</u>
<b>Total</b>	<b><u><u>960.00</u></u></b>
<b>Total</b>	<b><u><u>960.00</u></u></b>

**Amount per Property - See Plot Matrix**

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.

**Schedule 6 - Apartment Block Open Space - Plots 95-110**  
**Explanatory Notes re**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**The Brooklands, Dovercourt Road**  
**Horfield**

**Landscape/Grounds Maintenance:**

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



90	Open Market	1,457.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
91	Open Market	1,457.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
92	Open Market	1,195.50	332.12	0.00	0.00	0.00	0.00	0.00	332.12
93	Open Market	1,195.50	332.12	0.00	0.00	0.00	0.00	0.00	332.12
94	Open Market	1,195.50	332.12	0.00	0.00	0.00	0.00	0.00	332.12
95	HA	768.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
96	HA	551.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
97	HA	768.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
98	HA	551.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
99	HA	768.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
100	HA	551.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
101	HA	768.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
102	HA	551.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
103	HA	551.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
104	HA	768.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
105	HA	551.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
106	HA	768.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
107	HA	551.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
108	HA	768.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
109	HA	551.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
110	HA	768.10	332.12	0.00	0.00	0.00	0.00	60.00	392.12
111	HA	1,195.50	332.12	0.00	0.00	0.00	0.00	0.00	332.12
112	HA	1,195.50	332.12	0.00	0.00	0.00	0.00	0.00	332.12
113	HA	1,195.50	332.12	0.00	0.00	0.00	0.00	0.00	332.12
114	HA	1,509.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
115	HA	1,156.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
116	HA	1,156.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
117	HA	1,065.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
118	HA	1,065.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
119	HA	1,065.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
120	HA	1,065.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
121	HA	770.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
122	HA	770.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
123	HA	770.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
124	HA	851.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
125	HA	851.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
126	HA	851.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
127	HA	851.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
128	HA	851.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
129	HA	851.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
130	HA	851.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
131	HA	851.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
132	HA	851.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
133	HA	851.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
134	HA	851.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
135	HA	851.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
136	HA	851.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
137	HA	851.00	332.12	0.00	0.00	0.00	0.00	0.00	332.12
138	Open Market	1,195.50	332.12	0.00	0.00	0.00	0.00	0.00	332.12
139	Open Market	1,195.50	332.12	0.00	0.00	0.00	0.00	0.00	332.12
140	Open Market	1,195.50	332.12	0.00	0.00	0.00	0.00	0.00	332.12
<b>Total</b>			<b>46,497.00</b>	<b>25,304.00</b>	<b>21,544.00</b>	<b>3,600.00</b>	<b>3,195.00</b>	<b>960.00</b>	<b>101,101.00</b>

### 10 Year Budget Projection

	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>
<b>Inflation Percentage</b>	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

Plot Numbers	Plot Matrix Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
2	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
3	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
4	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
5	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
6	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
7	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
8	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
9	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
10	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
11	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
12	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
13	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
14	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
15	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
16	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
17	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
18	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
19	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
20	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
21	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
22	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
23	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
24	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
25	491.87	491.87	492.17	502.01	512.55	523.32	534.31	545.53	556.98	568.68	580.62
26	491.87	491.87	492.17	502.01	512.55	523.32	534.31	545.53	556.98	568.68	580.62
27	491.87	491.87	492.17	502.01	512.55	523.32	534.31	545.53	556.98	568.68	580.62
28	491.87	491.87	492.17	502.01	512.55	523.32	534.31	545.53	556.98	568.68	580.62
29	491.87	491.87	492.17	502.01	512.55	523.32	534.31	545.53	556.98	568.68	580.62
30	491.87	491.87	492.17	502.01	512.55	523.32	534.31	545.53	556.98	568.68	580.62
31	491.87	491.87	492.17	502.01	512.55	523.32	534.31	545.53	556.98	568.68	580.62
32	491.87	491.87	492.17	502.01	512.55	523.32	534.31	545.53	556.98	568.68	580.62
33	491.87	491.87	492.17	502.01	512.55	523.32	534.31	545.53	556.98	568.68	580.62





124	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
125	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
126	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
127	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
128	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
129	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
130	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
131	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
132	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
133	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
134	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
135	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
136	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
137	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
138	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
139	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
140	332.12	332.12	328.42	334.99	342.03	349.21	356.54	364.03	371.68	379.48	387.45
<b>TOTAL</b>	<b>101,101.00</b>	<b>101,101.00</b>	<b>101,564.53</b>	<b>103,595.82</b>	<b>105,771.33</b>	<b>107,992.53</b>	<b>110,260.37</b>	<b>112,575.84</b>	<b>114,939.93</b>	<b>117,353.67</b>	<b>119,818.09</b>

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