



# Management Proposal

Site Name:	City Gateway
Location:	Bristol
Developer:	Vistry Bristol
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Submission Date:	29-Jan-2025
Revision:	C

**Taking Care  
of Property**



# Contents

- » Executive Summary
- » About Trinity
- » National Coverage
- » Core Services
- » All Under One Roof
- » Handover Process
- » The 3 Elements
- » Document Control Sheet
- » Development Notes
- » Service Charge
- » Next Steps



# Executive Summary

Trinity (Estates) Property Management Limited are pleased to be invited to tender for the future of management of your development. This proposal sets out the services we will provide and how we will organise them to ensure the smoothest possible transition into management.



trinity



Proactive Management



Health & Safety Expertise



Financial Control



Excellent Customer  
Communications

# About Trinity

At Trinity, we have worked hard to build an excellent reputation with our clients. Our extensive residential management portfolio covers mixed-use, riverside & city apartment developments, housing estates with public open space and new and refurbished developments.

With extensive knowledge and expertise, Trinity is driven by exceptional people with a commitment to delivering a high service level to our customers.



6

National coverage  
split into 6 regions



44

Field Based  
Property Managers



94,000

Homes in  
management



53,000

Awaiting  
handover

Our regionally based Property Managers provide effective localised services and are supported by the full Trinity team based at our headquarters in Herefordshire. Working together, they ensure that the services we provide focus on the local community they serve, and we deliver services with the benefits and security that come from an established national service provider.

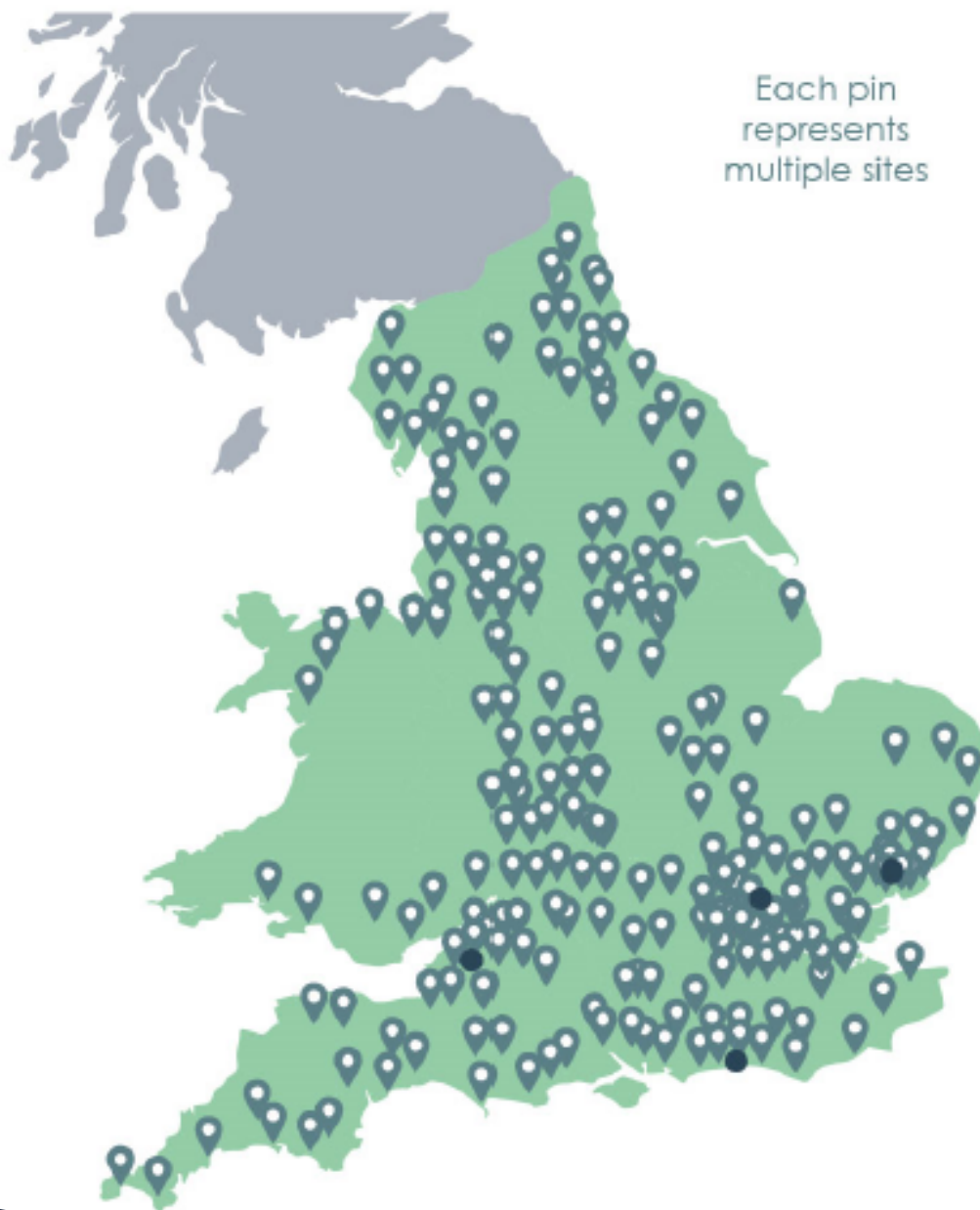
We are proud to have been the first managing agent to achieve the coveted full ARMA-Q (Association of Residential Managing Agents) status. This allows us to continually benchmark the quality of the services provided to our clients and means that we adhere to agreed regulated standards.

# National Coverage

## Providing tailored Block & Estate Management with a national coverage

Working with leading house builders across the country, Trinity provide residential management services nationally. Our property professionals are home based and are located locally to the sites they manage.

They are fully supported by a comprehensive team in our Hertfordshire head office which comprises, Surveyors, Accountants, Legal professionals and a large customer support team.



# Core Services

Utilising our teams of dedicated New Business Managers, Handover specialists and 44 Property Managers located Nationally. Backed up with full financial, legal and administration teams at our Head Office. Trinity provide a one stop shop for all property management services.



## Property Management - New Build

- Technical support and advice from planning through to completion
- Full budget preparation for clients
- Dedicated handover team to ensure smooth management transition from Developer to Trinity to Residents
- National presence with localised service



## Property Management - Residents Management Company

- Residential Management Company accounting & management -full finance, surveying and legal health check completed when an RMC comes into management
- Contractor management
- Experienced team of 44+ Property Managers, supported by extensive industry knowledge/expertise throughout the company
- On-line maintenance portal for residents and contractors
- National presence with localised service



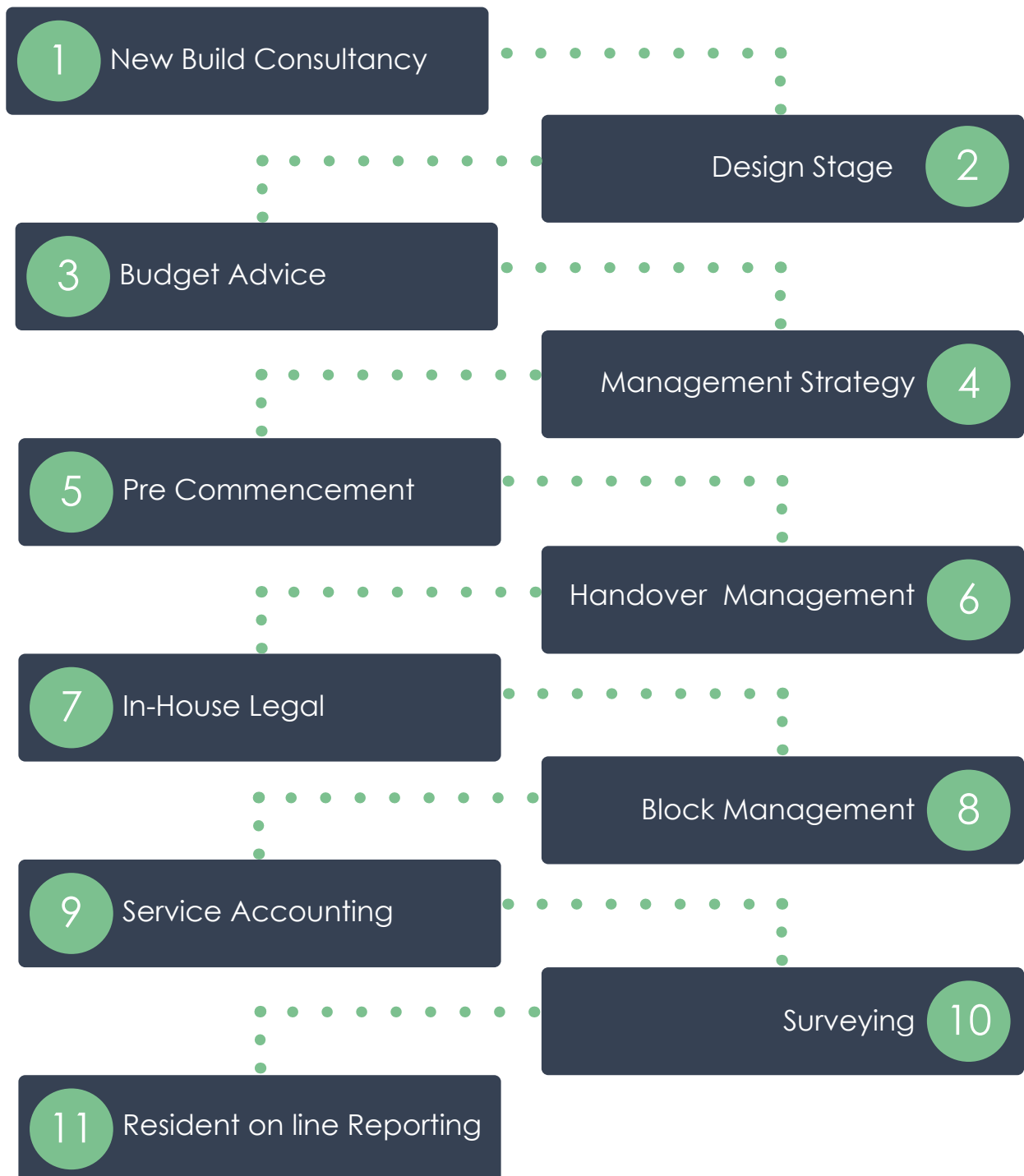
## In House Services

- Finance
- Legal
- Insurance
- Surveying
- Ottimo Property Services Ltd – maintenance and cleaning contractor



# All Under One Roof

By listening to our client's requirements, we can offer you an extensive range of property management services. We manage every project independently to ensure that your precise needs are met, and we tailor our approach to ensure you receive the right services required to deliver your project.



# Handover Process



Management Packs



Sales Support



Resident Support

We recognise our services are an extension of yours and appreciate the significance of this when considering the Residents journey.



# The 3 Elements

Trinity Estates provide a scheme specific Management Proposal to our developer clients to show how we intend to manage their property. The proposal assists both our own Legal Team and the Developers' solicitors when setting out the management requirements of Leases, Transfers and Management Agreements.

## The Development Notes



## The Service Charge: Budget



## The Service Charge: Summary



# Development Notes

The City Gateway, Bristol development is a new build consisting of a mixture of private & Housing Association (HA) apartment blocks. There are 220 apartments across 9 blocks and 1 commercial unit – 221 units in total

All 221 units will be required to contribute towards the **Estate Charge** for maintenance and upkeep of the areas of public open space, private roadways, associated private lighting, attenuation features, central water tank and booster pumps serving the development, equipped play areas & service charge budget professional fees etc.

The 9 apartments at plots 1-9, will additionally be required to contribute towards the **Block H Charge** for items such as buildings insurance, private communal landscaping, communal cleaning, window cleaning, AOV, door entry maintenance, FRA's, Sprinkler system and redecoration etc. Block H has a sprinkler system tank, although the actual sprinklers are within the individual units demise. There is also a ground level communal parking courtyard. Block H has a lightning conductor on the roof and no other roof plant

The 23 apartments at plots 144-166, will additionally be required to contribute towards the **Block E1 Charge** for items such as buildings insurance, communal cleaning, window cleaning, AOV, door entry maintenance, FRA's, Sprinkler system, 1x Passenger lift, lightning conductor and redecoration etc. Block E1 has a sprinkler system tank, although the actual sprinklers are within the individual units demise. No PV requirements

The 27 apartments at plots 167-193, will additionally be required to contribute towards the **Block E2 Charge** for items such as buildings insurance, communal cleaning, window cleaning, AOV, door entry maintenance, FRA's, Sprinkler system, 2x Passenger lifts, lightning conductor, PV panels and redecoration etc. Block E2 has a sprinkler system, although the actual sprinklers are within the individual units demise

The 12 apartments at plots 194-205, will additionally be required to contribute towards the **Block G2 Charge** for items such as buildings insurance, communal cleaning, window cleaning, AOV, door entry maintenance, FRA's, Sprinkler system, lightning conductor and redecoration etc. Block G2 has a sprinkler system, although the actual sprinklers are within the individual units demise, there are no PV's, no lifts and no communal ventilation systems serving the block

The 15 apartments at plots 206-220, will additionally be required to contribute towards the **Block G1 Charge** for items such as buildings insurance, communal cleaning, window cleaning, AOV, door entry maintenance, FRA's, Sprinkler system, lightning conductor and redecoration etc. Block G1 has a sprinkler system, although the actual sprinklers are within the individual units demise, there are no PV's, no lifts and no communal ventilation systems serving the block

There are 22 parking bays within the basement parking area of Block H, these are to be individually assigned to 8 units within Block C & 14 units within Block B. Those units will be required to contribute additionally towards the **Private Parking Block H Charge**, for the basement roadway maintenance, upkeep, associated lighting & EV Charging stations etc.

There are 100 parking bays within the external parking courtyards, these are to be individually assigned to units. Those units will be required to contribute additionally towards the **Private Parking Bay Charge**, for the roadway maintenance, upkeep, EV Charging stations and associated electricity (EVC electricity standing charge only) etc. Street/roadway lighting has been put through the Estate Charge, as this serves all units

Blocks A, B, C & D will be the responsibility of the HA and not the Management Company

The District Heating Network system, including servicing of the individual HIU internal interface units, reading of meters and billing residents accordingly etc. will be the responsibility of an external company and not the Management Company

The main estate spine roadway, footpaths and associated lighting will be adopted by the Local Authority and will not be the responsibility of the Management Company. However, the Management Company will be required to manage the private roadways, parking courtyards & visitor parking bays, this includes the private lighting columns and EVC stations

It is assumed that the surface water drainage systems will not be adopted by the Local Authority and will be the responsibility of the Management Company

The Management Company will be responsible for the landscaping of areas of public open space within the development. The apartment block's grounds form part of the overall POS, the only block to have a private communal garden is Block H

The Management Company will be responsible for any informal footpaths, signage, litter bins, railings, seating etc. located within the areas of managed POS

Arboriculturalist services will be required to maintain the older trees on the development

There is an equipped Play Area within the development; this will be the responsibility of the Management Company along with any associated benches, railings, bins, signage etc.

The Management Company will be responsible for providing buildings insurance

and structural maintenance to all apartment blocks

Utility supplies are individually metered – apartments pay their utility charges directly to the provider and not through the Service Charge

The Management Company will not be responsible for moving the apartment block bins to and from the collection points on the relevant days

Cleaning of all apartments external window surfaces (except those accessible from balconies) and all communal glazing will be provided and included within the Service Charge. The Commercial unit will be responsible for their own window surfaces

Window frames are of uPVC construction

Water supplies to the apartments will require pumping from a central holding tank, there is one water tank serving all apartments and all blocks have sprinkler systems

The fire defence systems within the apartment block consist of the following items:

- Fire alarm panel
- Smoke detectors
- Emergency lighting
- Dry risers
- Fire Doors
- Automatic Opening Vents (AOVs)

The Management Company will be responsible for the entryphones systems, TV aerials, lightning conductors, man-safe systems and EV Charging pedestals serving the apartment blocks

There are PV panels on the private apartment block E2 only

There are internal communal ventilation systems serving the private apartment blocks E1 and E2 only

We have assumed there are man-safe systems, serving all apartment blocks , apart from Block H

We have assumed there are lightning protection systems, serving all apartment

The buildings insurance premium for the apartment blocks is based on a total estimated rebuild cost (including demolition costs and professional fees) of £12,900,000. The insurance premium provided is subject to the current market conditions and is conditional on a formal quote being supplied by a broker

Public liability insurance will be provided through the Service Charge to cover all

the managed areas of open space

Refuse removal will be provided by the Local Authority as part of the Council Tax Charge

There will be a RMC (Residential Management Company) set up for the development and we have accounted for the related Secretarial Services, Directors & Officers Insurance etc.

Prior to commencement of management of the development by Trinity, the developer (or the developer's solicitors) shall provide a list of all those documents that Trinity is to observe in their management. The Developer shall indemnify Trinity against any liability resulting from any omission in that list and any failure of Trinity to meet any obligation in a document not included in that list

The Developer and Trinity agree that Trinity's management of the development shall be on the same terms as its management of developments it has already taken into management on behalf of the developer

## Budget Summary

City Gateway, Bristol  
Budget period ending 31/12/26



No.	Item	Budget for the year	NOTES
1	<b>Communal Cleaning</b>	£8,600	Cleaning of all communal areas including entrance areas, hallways, stairs etc. Vacuuming of all carpeted areas, dusting of handrails, ledges etc. Cleaning of internal communal glazing and cleaning of bin and cycle stores
2	<b>Landscape Maintenance</b>	£23,510	Landscape maintenance of all open space areas, includes cutting of grass, weeding, tending of flower beds, borders and shrubs, litter picking, sweeping of walkways, parking bays etc. Frequency and duration of visits will vary throughout the year i.e. more frequent and longer during growing season, less frequent and shorter during winter months. Also included is a provision for re-planting
3	<b>Window Cleaning</b>	£6,192	Communal/apartment window cleaning for the private apartment blocks
4	<b>Lift Maintenance</b>	£2,376	This covers an agreement to maintain and service the lift(s), including a provision for additional repairs, if required
5	<b>Equipment Telephone Line</b>	£864	Provision to cover line rental for the lift telephone lines
6	<b>Fire/Emergency Lighting Maintenance</b>	£4,300	This provision covers an agreement for the maintenance and testing of the fire equipment, monthly EML flick test, weekly fire alarm testing, including a provision for additional repairs if required
7	<b>Fire Door Maintenance &amp; Repairs</b>	£1,380	Cost of Annual fire inspections of all communal and apartment fire doors by external professionals including allowance for maintenance and repairs throughout the year in accordance with the Fire Safety Act 2021, for buildings under 11 metres in height as best practice to ensure fire safety in the building
8	<b>Dry/Wet Riser Maintenance &amp; Testing</b>	£1,319	Costs relating to annual testing of the dry / wet riser system
9	<b>Door Entry System Maintenance</b>	£1,530	Annual maintenance for communal door entry systems
10	<b>Communal TV/Satellite Aerial Maintenance</b>	£600	A general provision to cover the cost of the maintenance of the communal TV/satellite aerial system
11	<b>Play Area Maintenance</b>	£600	Maintenance of the play area equipment and its safety surface including treatment and painting as required
12	<b>Drainage Maintenance</b>	£400	A general provision to cover the cost of the maintenance of the foul/surface water drainage system, including regular inspections and clearing as required
13	<b>Pump Maintenance</b>	£800	Costs for carrying out major servicing of the water booster/sprinkler pumps on a quarterly basis which includes remote monitoring. Also included is a provision for additional repairs, if required
14	<b>Water Tank Chlorination/Maintenance</b>	£600	A provision to cover the cost of testing/treating the water tank(s) on the development
15	<b>Automatic Opening Ventilation Maintenance</b>	£3,010	This provision covers an agreement to monthly servicing/inspections of the smoke vents, including a provision for additional repairs, if required
16	<b>Lightning Protection Maintenance</b>	£1,250	Costs relating to annual testing of the lightning protection system
17	<b>Photovoltaic Panels</b>	£800	Costs for an annual check of the photovoltaic panels by a professional company, including hire of access equipment and any parts as required etc.
18	<b>Pest Control</b>	£800	Annual inspections, monitoring and control of pests within the development
19	<b>Man-safe/Cradle System/Fall Arrest Systems</b>	£1,200	Periodic examination for the certification of man-safe equipment including visual and tactile examination of cable & components
20	<b>Mechanical Equipment Maintenance</b>	£4,000	Annual maintenance costs relating to any mechanical equipment that is not specifically referred to elsewhere, such as the sprinkler systems
21	<b>Car Charging Point Maintenance</b>	£976	Provision to cover the maintenance and inspection of the vehicle e-charging point(s)
22	<b>CO2 Extractor System Maintenance &amp; Testing</b>	£1,600	Provision to cover the maintenance and inspection of the ventilation system in the communal hallways
23	<b>Water Charges</b>	£1,720	Water Charges do not include individual apartments water usage i.e. individual apartments pay their water charges directly and not through the Service Charge. This item covers landlords water supplies – for use by window cleaners, gardeners etc.



24	Electricity Charges	£14,661	Assuming low consumption lighting throughout. Includes estimated amounts for internal and external lighting, water pumps, communal power points, entryphone equipment, lifts etc.
25	General Repairs & Maintenance	£2,908	Budgetary costs to cover for day to day repairs of internal communal items such as lights, walls, intercom systems, door closures etc. Such repairs exclude any work to private flats or anything within their demise
26	Private Roadway/Car Park Maintenance	£884	A general provision to cover the cost of repairs or maintenance of the private roadways and their associated lighting, including regular sweeping, replacement of any light bulbs etc.
27	Arboriculturalist Costs	£1,000	A general provision to cover the cost of the maintenance of the trees on the estate
28	Building Safety Expenditure	£860	Costs for works and services associated with requirements under the Building Safety Act 2022
29	Buildings Insurance	£14,620	Includes comprehensive buildings insurance based on a declared value of £12,900,000. Included is an element of Public Liability plus specific Terrorism Cover
30	Insurance Valuation	£799	Provision to cover insurance valuation that takes place every 3 years to ensure the building is suitably insured
31	Directors & Officers Insurance	£475	This is to provide liability cover for the Directors of the Resident Management Company
32	Public Liability Insurance	£500	Includes comprehensive Public Liability cover
33	Fire Risk Assessment	£591	The instruction of professional surveyors to carry out and certify inspections for Fire Risk Risk assessments above and beyond what is already covered in the Health and Safety Assessment
34	Health & Safety Assessment	£591	The instruction of professional surveyors to carry out and certify inspections for required Health and Safety, Fire Risk and General Risk assessments
35	Play Area Inspection Costs	£372	Cost of an external annual Health and Safety Inspection and a six-monthly operational inspection**
36	Engineering Inspection Costs	£1,174	Annual engineering cover and six monthly statutory inspection on lifts
37	Accountancy Fee	£1,231	Annual fee for year-end Accounts preparation work, independent certification and the administration of any related Trust tax with HMRC***
38	Management Fee	£37,428	Trinity annual management fee
39	Company Administration/Secretarial Fee	£336	Annual fee for the administration and filing of annual RMC accounts****
40	Out of Hours Fee	£1,591	Costs relating to the 24hr emergency telephone service
41	Banking Charges	£63	Bank Charges relating to scheme trustee bank account
42	Building Safety Management Fee	£3,000	Costs for meeting management duties in connection with the obligations of the Building Safety Act 2022
43	Redecoration Fund	£1,720	A fund designed to build up and pay towards the cyclical re-decoration of the internal and external communal areas
44	Block Sinking Fund	£2,150	A fund designed to build up and pay towards the long term maintenance of the blocks for items such as replacement communal carpets and furnishings, lighting, entryphone system, fire systems, windows, roofing etc
45	Estate Sinking Fund	£884	A fund designed to build up and pay towards the future costs of the estate and any associated major works
46	Private Roadway Sinking Fund	£830	A fund designed to build up and pay towards the future costs of the private roadway and pavement re-surfacing and any associated items that may include, such as drainage, street lighting, EV chargers etc.
47	Arboricultural Sinking Fund	£774	Contribution to the arboricultural fund for future tree and planting works
48	Lift Sinking Fund	£600	A fund designed to build up and pay towards the future costs of the lift(s) including major parts, lighting etc.
49	Plant & Machinery Sinking Fund	£1,500	A fund designed to build up and pay towards the future replacement costs for any plant and machinery associated with the development, e.g. sprinkler systems, ventilation, pumps
50	Play Area Sinking Fund	£774	A fund designed to build up and pay towards the future costs of the play area including re-surfacing and associated items such as bollard lighting and replacement play equipment, gates or benches etc.
51	Building Safety Sinking Fund	£1,720	A reserve for long term and future services and works associated with requirements under the Building Safety Act 2022
<b>Total</b>		<b>£162,462</b>	



Proposed Budget

City Gateway, Bristol  
Budget period ending 31/12/26

			Trinity Plot Ref:	Plots 1-9	Plots 145-167	Plots 168-194	Plots 195-206	Plots 207-221	Tbc	Tbc
			<u>Total</u>	<u>Estate</u>	<u>Block H</u>	<u>Block E 1</u>	<u>Block E 2</u>	<u>Block G 2</u>	<u>Block G 1</u>	<u>Private Parking</u>
			<u>Charges</u>	<u>Charge</u>	<u>Charge</u>	<u>Charge</u>	<u>Charge</u>	<u>Charge</u>	<u>Charge</u>	<u>Private</u>
			<u>2026</u>	<u>221</u>	<u>9</u>	<u>23</u>	<u>27</u>	<u>12</u>	<u>15</u>	<u>Parking Bay</u>
			<u>Expenditure Headings</u>							<u>Charge</u>
			<u>100</u>							
<u>Regular/Cyclical (Contract) Maintenance</u>										
1	Communal Cleaning	£8,600			£900	£2,300	£2,700	£1,200	£1,500	
2	Landscape Maintenance	£23,510	£22,000	£900						£500
3	Window Cleaning	£6,192		£648	£1,656	£1,944	£864	£1,080	£110	
4	Lift Maintenance	£2,376			£792	£1,584				
5	Equipment Telephone Line	£864			£288	£576				
6	Fire/Emergency Lighting Maintenance	£4,300		£450	£1,150	£1,350	£600	£750		
7	Fire Door Maintenance & Repairs	£1,380		£225	£345	£405	£180	£225		
8	Dry/Wet Riser Maintenance & Testing	£1,319		£188	£377	£377	£188	£188		
9	Door Entry System Maintenance	£1,530		£240	£345	£405	£240	£300		
10	Communal TV/Satellite Aerial Maintenance	£600		£120	£120	£120	£120	£120		
11	Play Area Maintenance	£600	£600							
12	Drainage Maintenance	£400	£400							
13	Pump Maintenance	£800	£800							
14	Water Tank Chlorination/Maintenance	£600	£600							
15	Automatic Opening Ventilation Maintenance	£3,010		£315	£805	£945	£420	£525		
16	Lightning Protection Maintenance	£1,250		£250	£250	£250	£250	£250		
17	Photovoltaic Panels	£800				£800				
18	Pest Control	£800	£800							
19	Man-safe/Cradle System/Fall Arrest Systems	£1,200			£300	£300	£300	£300		
20	Mechanical Equipment Maintenance	£4,000			£1,000	£1,000	£1,000	£1,000		
21	Car Charging Point Maintenance	£976							£176	£800
22	CO2 Extractor System Maintenance & Testing	£1,600			£800	£800				
<u>Utilities</u>										
23	Water Charges	£1,720		£180	£460	£540	£240	£300		
24	Electricity Charges	£14,661	£907	£1,350	£3,450	£5,400	£1,200	£1,500	£454	£400
<u>General &amp; Reactive Expenditure</u>										
25	General Repairs & Maintenance	£2,908	£900	£180	£460	£540	£240	£300	£88	£200
26	Private Roadway/Car Park Maintenance	£884	£884							
27	Arboriculturalist Costs	£1,000	£1,000							
28	Building Safety Expenditure	£860		£90	£230	£270	£120	£150		
<u>Insurance</u>										
29	Buildings Insurance	£14,620		£1,530	£3,910	£4,590	£2,040	£2,550		
30	Insurance Valuation	£799	£799							
31	Directors & Officers Insurance	£475	£475							
32	Public Liability Insurance	£500	£500							
<u>Health &amp; Safety</u>										
33	Fire Risk Assessment	£591	£591							
34	Health & Safety Assessment	£591	£591							
35	Play Area Inspection Costs	£372	£372							
36	Engineering Inspection Costs	£1,174			£391	£782				
<u>Professional Fees/Services</u>										
37	Accountancy Fee	£1,231	£1,231							
38	Management Fee	£37,428	£21,216	£1,620	£4,140	£4,860	£2,160	£2,700	£132	£600
39	Company Administration/Secretarial Fee	£336	£336							
40	Out of Hours Fee	£1,591	£1,591							
41	Banking Charges	£63	£63							
42	Building Safety Management Fee	£3,000		£600	£600	£600	£600	£600		
<u>Reserve Funds</u>										
43	Redecoration Fund	£1,720		£180	£460	£540	£240	£300		
44	Block Sinking Fund	£2,150		£225	£575	£675	£300	£375		
45	Estate Sinking Fund	£884	£884							
46	Private Roadway Sinking Fund	£830	£442						£88	£300
47	Arboricultural Sinking Fund	£774	£774							
48	Lift Sinking Fund	£600			£200	£400				
49	Plant & Machinery Sinking Fund	£1,500		£300	£300	£300	£300	£300		
50	Play Area Sinking Fund	£774	£774							
51	Building Safety Sinking Fund	£1,720		£180	£460	£540	£240	£300		
<u>SERVICE CHARGE TOTAL</u>			<b>£162,462</b>	<b>£59,530</b>	<b>£10,671</b>	<b>£26,164</b>	<b>£33,593</b>	<b>£13,042</b>	<b>£15,613</b>	<b>£1,048</b>
										<b>£2,800</b>

All service charge monies are held in trust by Trinity Estates' bankers, Barclays ("the Bank"), 1 Churchill Place, London, E14 5HP, in account named "Trinity Estates Property Management Ltd - Client Account". This is an interest bearing account with no restrictions on withdrawal of funds, where any interest payable in respect of sums credited to that account is also credited to that account. All money credited to that account is Client Money, where the Bank is not entitled to combine the account with any other account or to exercise any right of set-off or counterclaim against money in that account in respect of any sum owed to it on any other of Trinity Estates' accounts.



Plot Matrix

City Gateway, Bristol  
Budget period ending 31/12/26

Trinity Ref. Number	Developer Plot Ref.	Unit Type	Unit Tenure	Floor Size Sq-M	Estate Charge £	Estate Charge %	Block H Charge £	Block H Charge %	Block E1 Charge £	Block E1 Charge %	Block E2 Charge £	Block E2 Charge %	Block G2 Charge £	Block G2 Charge %	Block G1 Charge £	Block G1 Charge %	Total Service Charge £
1	H-00-01	Apartment Block H	Open Market	77.13	£269.37	0.4525%	£1,458.31	13.6661%									£1,727.67
2	H-00-02	Apartment Block H	Open Market	55.5	£269.37	0.4525%	£1,049.35	9.8336%									£1,318.71
3	H-00-03	Apartment Block H	Open Market	55.5	£269.37	0.4525%	£1,049.35	9.8336%									£1,318.71
4	H-01-04	Apartment Block H	Open Market	77.13	£269.37	0.4525%	£1,458.31	13.6661%									£1,727.67
5	H-01-05	Apartment Block H	Open Market	55.5	£269.37	0.4525%	£1,049.35	9.8336%									£1,318.71
6	H-01-06	Apartment Block H	Open Market	55.5	£269.37	0.4525%	£1,049.35	9.8336%									£1,318.71
7	H-02-07	Apartment Block H	Open Market	77.13	£269.37	0.4525%	£1,458.31	13.6661%									£1,727.67
8	H-02-08	Apartment Block H	Open Market	55.5	£269.37	0.4525%	£1,049.35	9.8336%									£1,318.71
9	H-02-09	Apartment Block H	Open Market	55.5	£269.37	0.4525%	£1,049.35	9.8336%									£1,318.71
10	A-01-01	Apartment Block A	S106	52.23	£269.37	0.4525%											£269.37
11	A-01-02	Apartment Block A	S106	52.23	£269.37	0.4525%											£269.37
12	A-01-03	Apartment Block A	S106	71.5	£269.37	0.4525%											£269.37
13	A-01-04	Apartment Block A	S106	70.11	£269.37	0.4525%											£269.37
14	A-01-05	Apartment Block A	S106	70.11	£269.37	0.4525%											£269.37
15	A-01-06	Apartment Block A	S106	70.5	£269.37	0.4525%											£269.37
16	A-02-09	Apartment Block A	S106	66.19	£269.37	0.4525%											£269.37
17	A-02-10	Apartment Block A	S106	57.61	£269.37	0.4525%											£269.37
18	A-02-11	Apartment Block A	S106	57.61	£269.37	0.4525%											£269.37
19	A-02-12	Apartment Block A	S106	66.19	£269.37	0.4525%											£269.37
20	A-02-13	Apartment Block A	S106	71.5	£269.37	0.4525%											£269.37
21	A-02-14	Apartment Block A	S106	70.11	£269.37	0.4525%											£269.37
22	A-02-15	Apartment Block A	S106	70.11	£269.37	0.4525%											£269.37
23	A-02-16	Apartment Block A	S106	71.5	£269.37	0.4525%											£269.37
24	A-03-17	Apartment Block A	S106	66.19	£269.37	0.4525%											£269.37
25	A-03-18	Apartment Block A	S106	57.61	£269.37	0.4525%											£269.37
26	A-03-19	Apartment Block A	S106	57.61	£269.37	0.4525%											£269.37
27	A-03-20	Apartment Block A	S106	66.19	£269.37	0.4525%											£269.37
28	A-03-21	Apartment Block A	S106	71.5	£269.37	0.4525%											£269.37
29	A-03-22	Apartment Block A	S106	70.11	£269.37	0.4525%											£269.37
30	A-03-23	Apartment Block A	S106	70.11	£269.37	0.4525%											£269.37
31	A-03-24	Apartment Block A	S106	71.5	£269.37	0.4525%											£269.37
32	A-04-25	Apartment Block A	S106	81.65	£269.37	0.4525%											£269.37
33	A-04-26	Apartment Block A	S106	60.51	£269.37	0.4525%											£269.37
34	A-04-27	Apartment Block A	S106	74.21	£269.37	0.4525%											£269.37
35	A-04-28	Apartment Block A	S106	74.21	£269.37	0.4525%											£269.37
36	A-04-29	Apartment Block A	S106	60.51	£269.37	0.4525%											£269.37
37	A-04-30	Apartment Block A	S106	76.86	£269.37	0.4525%											£269.37
38		Commercial - Block A		237	£269.37	0.4525%											£269.37
39	B-00-01	Apartment Block B	S106	71.5	£269.37	0.4525%											£269.37
40	B-00-02	Apartment Block B	S106	70.11	£269.37	0.4525%											£269.37
41	B-00-03	Apartment Block B	S106	70.11	£269.37	0.4525%											£269.37
42	B-00-04	Apartment Block B	S106	71.5	£269.37	0.4525%											£269.37
43	B-01-05	Apartment Block B	S106	52.23	£269.37	0.4525%											£269.37
44	B-01-06	Apartment Block B	S106	57.61	£269.37	0.4525%											£269.37
45	B-01-07	Apartment Block B	S106	57.61	£269.37	0.4525%											£269.37
46	B-01-08	Apartment Block B	S106	66.19	£269.37	0.4525%											£269.37
47	B-01-09	Apartment Block B	S106	71.5	£269.37	0.4525%											£269.37
48	B-01-10	Apartment Block B	S106	70.11	£269.37	0.4525%											£269.37
49	B-01-11	Apartment Block B	S106	70.11	£269.37	0.4525%											£269.37
50	B-01-12	Apartment Block B	S106	71.5	£269.37	0.4525%											£269.37
51	B-02-13	Apartment Block B	Additionality	66.19	£269.37	0.4525%											£269.37
52	B-02-14	Apartment Block B	Additionality	57.61	£269.37	0.4525%											£269.37
53	B-02-15	Apartment Block B	S106	57.61	£269.37	0.4525%											£269.37
54	B-02-16	Apartment Block B	S106	66.19	£269.37	0.4525%											£269.37
55	B-02-17	Apartment Block B	Additionality	71.5	£269.37	0.4525%											£269.37
56	B-02-18	Apartment Block B	Additionality	70.11	£269.37	0.4525%											£269.37
57	B-02-19	Apartment Block B	S106	70.11	£269.37	0.4525%											£269.37
58	B-02-20	Apartment Block B	S106	71.5	£269.37	0.4525%											£269.37
59	B-03-21	Apartment Block B	Additionality	66.19	£269.37	0.4525%											£269.37
60	B-03-22	Apartment Block B	Additionality	57.61	£269.37	0.4525%											£269.37
61	B-03-23	Apartment Block B	S106	57.61	£269.37	0.4525%											£269.37
62	B-03-24	Apartment Block B	S106	66.19	£269.37	0.4525%											£269.37
63	B-03-25	Apartment Block B	Additionality	71.5	£269.37	0.4525%											£269.37
64	B-03-26	Apartment Block B	Additionality	70.11	£269.37	0.4525%											£269.37
65	B-03-27	Apartment Block B	S106	70.11	£269.37	0.4525%											£269.37
66	B-03-28	Apartment Block B	S106	71.5	£269.37	0.4525%											£269.37
67	B-04-29	Apartment Block B	Additionality	81.65	£269.37	0.4525%											£269.37
68	B-04-30	Apartment Block B	Additionality	60.51	£269.37	0.4525%											£269.37
69	B-04-31	Apartment Block B	Additionality	74.21	£269.37	0.4525%											£269.37
70	B-04-32	Apartment Block B	S106	74.21	£269.37	0.4525%											£269.37
71	B-04-33	Apartment Block B	S106	60.51	£269.37	0.4525%											£269.37
72	B-04-34	Apartment Block B	S106	76.86	£269.37	0.4525%											£269.37
73	C-00-01	Apartment Block C	Open Market	52.23	£269.37	0.4525%											£269.37
74	C-00-02	Apartment Block C	Open Market	52.23	£269.37	0.4525%											£269.37
75	C-00-03	Apartment Block C	Open Market	71.5	£269.37	0.4525%											£269.37
76	C-00-04	Apartment Block C	Open Market	70.11	£269.37	0.4525%											£269.37
77	C-00-05	Apartment Block C	Open Market	70.11	£269.37	0.4525%											£269.37
78	C-00-06	Apartment Block C	Open Market	71.5	£269.37	0.4525%											£269.37
79	C-01-07	Apartment Block C	Open Market	66.19	£269.37	0.4525%											£269.37
80	C-01-08	Apartment Block C	Open Market	57.61	£269.37	0.4525%											£269.37
81	C-01-09	Apartment Block C	Open Market	57.61	£269.37	0.4525%											£269.37
82	C-01-10	Apartment Block C	Open Market	66.19	£269.37	0.4525%											£269.37
83	C-01-11	Apartment Block C	Open Market	71.5	£269.37	0.4525%											£269.37
84	C-01-12	Apartment Block C	Open Market	70.11	£269.37	0.4525%											£269.37
85	C-01-13	Apartment Block C	Open Market	70.11	£269.37	0.4525%											£269.37
86	C-01-14	Apartment Block C	Open Market	71.5	£269.37	0.4525%											£269.37
87	C-02-15	Apartment Block C	Open Market	66.19	£269.37	0.4525%											£269.37
88	C-02-16	Apartment Block C	Open Market	57.61	£269.37	0.4525%											£269.37
89	C-02-17	Apartment Block C	Open Market	57.61	£269.37	0.4525%											£269.37
90	C-02-18	Apartment Block C	Open Market	66.19	£269.37	0.4525%											£269.37
91	C-02-19	Apartment Block C	Open Market	71.5	£269.37	0.4525%											£269.37
92	C-02-20	Apartment Block C	Open Market	70.11	£269.37	0.4525%											£269.37
93	C-02-21	Apartment Block C	Open Market	70.11	£269.37	0.4525%											£269.37
94	C-02-22	Apartment Block C	Open Market	71.5	£269.37	0.4525%											£269.37
95	C-03-23	Apartment Block C	Open Market	66.19	£269.37	0.4525%											£269.37
96	C-03-24	Apartment Block C	Open Market	57.61	£269.37	0.4525%											£269.37
97	C-03-25	Apartment Block C	Open Market	57.61	£269.37	0.4525%		</									



Trinity Ref. Number	Developer Plot Ref.	Unit Type	Unit Tenure	Floor Size Sq-M	Estate Charge £	Estate Charge %	Block H Charge £	Block H Charge %	Block E1 Charge £	Block E1 Charge %	Block E2 Charge £	Block E2 Charge %	Block G2 Charge £	Block G2 Charge %	Block G1 Charge £	Block G1 Charge %	Total Service Charge £
124	D-02-16	Apartment Block D	S106	57.61	£269.37	0.4525%											£269.37
125	D-02-17	Apartment Block D	S106	57.61	£269.37	0.4525%											£269.37
126	D-02-18	Apartment Block D	Additionality	66.19	£269.37	0.4525%											£269.37
127	D-02-19	Apartment Block D	Additionality	71.5	£269.37	0.4525%											£269.37
128	D-02-20	Apartment Block D	Additionality	70.11	£269.37	0.4525%											£269.37
129	D-02-21	Apartment Block D	Additionality	70.11	£269.37	0.4525%											£269.37
130	D-02-22	Apartment Block D	Additionality	71.5	£269.37	0.4525%											£269.37
131	D-03-23	Apartment Block D	Additionality	66.19	£269.37	0.4525%											£269.37
132	D-03-24	Apartment Block D	S106	57.61	£269.37	0.4525%											£269.37
133	D-03-25	Apartment Block D	S106	57.61	£269.37	0.4525%											£269.37
134	D-03-26	Apartment Block D	Additionality	66.19	£269.37	0.4525%											£269.37
135	D-03-27	Apartment Block D	Additionality	71.5	£269.37	0.4525%											£269.37
136	D-03-28	Apartment Block D	Additionality	70.11	£269.37	0.4525%											£269.37
137	D-03-29	Apartment Block D	Additionality	70.11	£269.37	0.4525%											£269.37
138	D-03-30	Apartment Block D	Additionality	71.5	£269.37	0.4525%											£269.37
139	D-04-31	Apartment Block D	Additionality	81.65	£269.37	0.4525%											£269.37
140	D-04-32	Apartment Block D	Additionality	60.51	£269.37	0.4525%											£269.37
141	D-04-33	Apartment Block D	Additionality	74.21	£269.37	0.4525%											£269.37
142	D-04-34	Apartment Block D	Additionality	74.21	£269.37	0.4525%											£269.37
143	D-04-35	Apartment Block D	Additionality	60.51	£269.37	0.4525%											£269.37
144	D-04-36	Apartment Block D	Additionality	76.86	£269.37	0.4525%											£269.37
145	E1-00-01	Apartment Block E1	Open Market	51.09	£269.37	0.4525%			£987.05	3.7726%							£1,256.42
146	E1-00-02	Apartment Block E1	Open Market	66.24	£269.37	0.4525%			£1,279.75	4.8913%							£1,549.12
147	E1-00-03	Apartment Block E1	Open Market	51.56	£269.37	0.4525%			£996.14	3.8073%							£1,265.50
148	E1-00-04	Apartment Block E1	Open Market	66.24	£269.37	0.4525%			£1,279.75	4.8913%							£1,549.12
149	E1-01-05	Apartment Block E1	Open Market	54.3	£269.37	0.4525%			£1,049.07	4.0096%							£1,318.44
150	E1-01-06	Apartment Block E1	Open Market	54.3	£269.37	0.4525%			£1,049.07	4.0096%							£1,318.44
151	E1-01-07	Apartment Block E1	Open Market	66.24	£269.37	0.4525%			£1,279.75	4.8913%							£1,549.12
152	E1-01-08	Apartment Block E1	Open Market	51.56	£269.37	0.4525%			£996.14	3.8073%							£1,265.50
153	E1-01-09	Apartment Block E1	Open Market	66.27	£269.37	0.4525%			£1,280.33	4.8935%							£1,549.70
154	E1-02-10	Apartment Block E1	Open Market	54.3	£269.37	0.4525%			£1,049.07	4.0096%							£1,318.44
155	E1-02-11	Apartment Block E1	Open Market	54.3	£269.37	0.4525%			£1,049.07	4.0096%							£1,318.44
156	E1-02-12	Apartment Block E1	Open Market	66.24	£269.37	0.4525%			£1,279.75	4.8913%							£1,549.12
157	E1-02-13	Apartment Block E1	Open Market	51.56	£269.37	0.4525%			£996.14	3.8073%							£1,265.50
158	E1-02-14	Apartment Block E1	Open Market	66.27	£269.37	0.4525%			£1,280.33	4.8935%							£1,549.70
159	E1-03-15	Apartment Block E1	Open Market	54.3	£269.37	0.4525%			£1,049.07	4.0096%							£1,318.44
160	E1-03-16	Apartment Block E1	Open Market	54.3	£269.37	0.4525%			£1,049.07	4.0096%							£1,318.44
161	E1-03-17	Apartment Block E1	Open Market	66.24	£269.37	0.4525%			£1,279.75	4.8913%							£1,549.12
162	E1-03-18	Apartment Block E1	Open Market	51.56	£269.37	0.4525%			£996.14	3.8073%							£1,265.50
163	E1-03-19	Apartment Block E1	Open Market	66.27	£269.37	0.4525%			£1,280.33	4.8935%							£1,549.70
164	E1-04-20	Apartment Block E1	Open Market	54.3	£269.37	0.4525%			£1,049.07	4.0096%							£1,318.44
165	E1-04-21	Apartment Block E1	Open Market	54.3	£269.37	0.4525%			£1,049.07	4.0096%							£1,318.44
166	E1-04-22	Apartment Block E1	Open Market	66.24	£269.37	0.4525%			£1,279.75	4.8913%							£1,549.12
167	E1-04-23	Apartment Block E1	Open Market	66.27	£269.37	0.4525%			£1,280.33	4.8935%							£1,549.70
168	E2-00-01	Apartment Block E2	Open Market	73.88	£269.37	0.4525%					£1,473.03	4.3849%					£1,742.40
169	E2-00-02	Apartment Block E2	Open Market	73.88	£269.37	0.4525%					£1,473.03	4.3849%					£1,742.40
170	E2-00-03	Apartment Block E2	Open Market	52.09	£269.37	0.4525%					£1,038.58	3.0917%					£1,307.95
171	E2-00-04	Apartment Block E2	Open Market	70.43	£269.37	0.4525%					£1,404.24	4.1802%					£1,673.61
172	E2-00-05	Apartment Block E2	Open Market	70.43	£269.37	0.4525%					£1,404.24	4.1802%					£1,673.61
173	E2-00-06	Apartment Block E2	Open Market	52.07	£269.37	0.4525%					£1,038.18	3.0905%					£1,307.55
174	E2-00-07	Apartment Block E2	Open Market	52.3	£269.37	0.4525%					£1,042.77	3.1041%					£1,312.13
175	E2-01-08	Apartment Block E2	Open Market	73.88	£269.37	0.4525%					£1,473.03	4.3849%					£1,742.40
176	E2-01-09	Apartment Block E2	Open Market	73.88	£269.37	0.4525%					£1,473.03	4.3849%					£1,742.40
177	E2-01-10	Apartment Block E2	Open Market	52.3	£269.37	0.4525%					£1,042.77	3.1041%					£1,312.13
178	E2-01-11	Apartment Block E2	Open Market	52.09	£269.37	0.4525%					£1,038.58	3.0917%					£1,307.95
179	E2-01-12	Apartment Block E2	Open Market	70.43	£269.37	0.4525%					£1,404.24	4.1802%					£1,673.61
180	E2-01-13	Apartment Block E2	Open Market	70.43	£269.37	0.4525%					£1,404.24	4.1802%					£1,673.61
181	E2-01-14	Apartment Block E2	Open Market	52.07	£269.37	0.4525%					£1,038.18	3.0905%					£1,307.55
182	E2-01-15	Apartment Block E2	Open Market	52.3	£269.37	0.4525%					£1,042.77	3.1041%					£1,312.13
183	E2-02-16	Apartment Block E2	Open Market	73.88	£269.37	0.4525%					£1,473.03	4.3849%					£1,742.40
184	E2-02-17	Apartment Block E2	Open Market	73.88	£269.37	0.4525%					£1,473.03	4.3849%					£1,742.40
185	E2-02-18	Apartment Block E2	Open Market	52.3	£269.37	0.4525%					£1,042.77	3.1041%					£1,312.13
186	E2-02-19	Apartment Block E2	Open Market	52.09	£269.37	0.4525%					£1,038.58	3.0917%					£1,307.95
187	E2-02-20	Apartment Block E2	Open Market	70.43	£269.37	0.4525%					£1,404.24	4.1802%					£1,673.61
188	E2-02-21	Apartment Block E2	Open Market	70.43	£269.37	0.4525%					£1,404.24	4.1802%					£1,673.61
189	E2-02-22	Apartment Block E2	Open Market	52.07	£269.37	0.4525%					£1,038.18	3.0905%					£1,307.55
190	E2-02-23	Apartment Block E2	Open Market	52.3	£269.37	0.4525%					£1,042.77	3.1041%					£1,312.13
191	E2-03-24	Apartment Block E2	Open Market	52.09	£269.37	0.4525%					£1,038.58	3.0917%					£1,307.95
192	E2-03-25	Apartment Block E2	Open Market	70.43	£269.37	0.4525%					£1,404.24	4.1802%					£1,673.61
193	E2-03-26	Apartment Block E2	Open Market	70.43	£269.37	0.4525%					£1,404.24	4.1802%					£1,673.61
194	E2-03-27	Apartment Block E2	Open Market	52.07	£269.37	0.4525%					£1,038.18	3.0905%					£1,307.55
195	G2-00-01	Apartment Block G2	Open Market	76.38	£269.37	0.4525%							£1,277.51	9.7953%			£1,546.87
196	G2-00-02	Apartment Block G2	Open Market	53.58	£269.37	0.4525%							£896.16	6.8713%			£1,165.53
197	G2-00-03	Apartment Block G2	Open Market	53.58	£269.37	0.4525%							£896.16	6.8713%			£1,165.53
198	G2-00-04	Apartment Block G2	Open Market	76.38	£269.37	0.4525%							£1,277.51	9.7953%			£1,546.87
199	G2-01-05	Apartment Block G2	Open Market	76.38	£269.37	0.4525%							£1,277.51	9.7953%			£1,546.87
200	G2-01-06	Apartment Block G2	Open Market	53.58	£269.37	0.4525%							£896.16	6.8713%			£1,165.53
201	G2-01-07	Apartment Block G2	Open Market	53.58	£269.37	0.4525%							£896.16	6.8713%			£1,165.53
202	G2-01-08	Apartment Block G2	Open Market	76.38	£269.37	0.4525%							£1,277.51	9.7953%			£1,546.87
203	G2-02-09	Apartment Block G2	Open Market	76.38	£269.37	0.4525%							£1,277.51	9.7953%			£1,546.87
204	G2-02-10	Apartment Block G2	Open Market	53.58	£269.37	0.4525%							£896.16	6.8713%			£1,165.53
205	G2-02-11	Apartment Block G2	Open Market	53.58	£269.37	0.4525%							£896.16	6.8713%			£1,165.53
206	G2-02-12	Apartment Block G2	Open Market	76.38	£269.37	0.4525%							£1,277.51	9.7953%			£1,546.87
207	G1-00-01	Apartment Block G1	Open Market	76.38	£269.37	0.4525%									£1,267.96	8.1212%	£1,537.33
208	G1-00-02	Apartment Block G1	Open Market	53.58	£269.37	0.4525%									£889.47	5.6970%	£1,158.83
209	G1-00-03	Apartment Block G1	Open Market	53.58	£269.37	0.4525%									£889.47	5.6970%	£1,158.83
210	G1-00-04	Apartment Block G1	Open Market	53.58	£269.37	0.4525%									£889.47	5.6970%	£1,158.83
211																	

# 10 Year Budget Projections of Individual Service Charge Costs

Charge Type	2026 Annual Costs per Plot	2027 Increase at 6%	2028 Increase at 6%	2029 Increase at 5%	2030 Increase at 4%	2031 Increase at 3%	2032 Increase at 3%	2033 Increase at 3%	2034 Increase at 3%	2035 Increase at 3%
Estate	£269.37	£285.53	£302.66	£317.80	£330.51	£340.42	£350.64	£361.16	£371.99	£383.15
Block H Range	£1,049.35	£1,112.31	£1,179.05	£1,238.00	£1,287.52	£1,326.15	£1,365.93	£1,406.91	£1,449.12	£1,492.59
Block H Range	£1,458.31	£1,545.81	£1,638.56	£1,720.48	£1,789.30	£1,842.98	£1,898.27	£1,955.22	£2,013.88	£2,074.29
Block E1 Range	£987.05	£1,046.27	£1,109.05	£1,164.50	£1,211.08	£1,247.41	£1,284.84	£1,323.38	£1,363.08	£1,403.98
Block E1 Range	£1,280.33	£1,357.15	£1,438.58	£1,510.51	£1,570.93	£1,618.06	£1,666.60	£1,716.60	£1,768.09	£1,821.14
Block E2 Range	£1,038.18	£1,100.47	£1,166.50	£1,224.82	£1,273.82	£1,312.03	£1,351.39	£1,391.93	£1,433.69	£1,476.70
Block E2 Range	£1,473.03	£1,561.41	£1,655.10	£1,737.85	£1,807.37	£1,861.59	£1,917.43	£1,974.96	£2,034.21	£2,095.23
Block G2 Range	£896.16	£949.93	£1,006.93	£1,057.27	£1,099.56	£1,132.55	£1,166.53	£1,201.52	£1,237.57	£1,274.69
Block G2 Range	£1,277.51	£1,354.16	£1,435.41	£1,507.18	£1,567.47	£1,614.49	£1,662.93	£1,712.81	£1,764.20	£1,817.12
Block G1 Range	£889.47	£942.84	£999.41	£1,049.38	£1,091.35	£1,124.09	£1,157.82	£1,192.55	£1,228.33	£1,265.18
Block G1 Range	£1,267.96	£1,344.04	£1,424.68	£1,495.91	£1,555.75	£1,602.42	£1,650.50	£1,700.01	£1,751.01	£1,803.54
Private Parking Block H	£47.63	£50.49	£53.52	£56.19	£58.44	£60.19	£62.00	£63.86	£65.78	£67.75
Private Parking Bay	£28.00	£29.68	£31.46	£33.03	£34.36	£35.39	£36.45	£37.54	£38.67	£39.83

**Please Note:** Whilst TPG 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. TPG therefore accepts no liability including (without limitation) liability for any loss damage or expenses howsoever arising from any reliance on the accuracy of these estimates or any part of them.

# Next Steps

Revision Requests:

Trinity have Developer and Residents clients. Both clients' needs differ greatly our New Business and Handover Teams work hard to ensure the services we are providing meet the needs of each client.

We won't knowingly underestimate charges to win instructions as this has a negative impact on both the developer and Trinity but we are happy to review service levels with you to ensure they meet your requirements fully.

Once you are happy with this proposal, please sign and date below

Name:

Position in Company:

Date:

Signature:

We would like to open communications with your Legal Team to start work on the Management Agreement. Please can you provide details of your appointed Solicitor

Company Name:

Contact Name:

Address:

Email:

Phone Number: