



Estate Service Charge Budget

in respect of

**The Brooklands, Dovercourt Road
Horfield**

prepared for

Vistry Bristol

on

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by

Remus Management Limited

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

	£
Landscape Maintenance	13,600.00
SUDS Maintenance and Inspection	1,800.00
Arboriculturist	900.00
Public Liability Insurance	1,200.00
Provision for General Repairs	1,800.00
Play Equipment and Estate Furniture Inspection and Maintenance	900.00
Bins (Litter and Dog Waste)	900.00
Electricity (Street Lighting)	960.00
Highway Cleaning	900.00
Health & Safety Risk Assessment (Estate)	580.00
Management Company Costs	800.00
Directors and Officers Liability Insurance	430.00
Accountancy	1,600.00
Managing Agents Fee	12,600.00
Total	<u>38,970.00</u>
 Transfer to Reserve Funds	
Future replacement of play equipment and estate furniture	500.00
Future re-surfacing of un-adopted access roads/pathways	800.00
Future replacement Estate lighting repairs and electrical testing	400.00
	<u>1,700.00</u>
 Total	<u>40,670.00</u>
 Amount Per Property (÷ 140)	 £290.50

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. It will not be possible to gauge the accuracy of these figures until the end of the first full financial year. Please therefore note that if at the end of the first full financial year expenditure exceeds income, any shortfall will be recoverable from the Freeholders/Lessees in accordance with the terms of the lease/TP1.

Schedule 1

Explanatory Notes re

Estate Service Charge Budget

in respect of

The Brooklands, Dovercourt Road

Horfield

Landscape Maintenance:

To maintain the Estate in full compliance with the Landscape Management Plan (LMP) on 20 visits per annum at an anticipated sum of £13,600.00 per annum.

SUDS Maintenance and Inspection:

Based on an estimate of £1,800.00 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/	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.

02/06/2025

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.

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.

Public Liability Insurance:

A public liability insurance policy will be put in place at a projected annual premium of £1,200.00, in respect of the managed areas of the development.

Provision for General Repairs:

A sum of £1,800.00 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 £900.00 per annum

Electricity (Street Lighting):

Based on an annual charge of £960.00 per annum to cover the cost of electricity in respect of Street Lighting.

Highway Cleaning:

Based on an estimated cost of £900.00 per annum 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, at a cost of approximately £580.00 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 £430.00 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 £75.00 + VAT per property, per annum.

Transfer to Reserve Fund:

£1,000.00 per annum to cover future costs for replacement of play equipment and estate furniture.

£800.00 per annum to cover future costs for resurfacing un-adopted access roads/pathways.

£400.00 per annum to cover estate lighting repairs and electrical testing.

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

	£
Buildings Insurance Premium	5,900.00
Common Parts Electricity	1,400.00
Common Parts Cleaning	2,200.00
Window Cleaning (Common Parts only)	280.00
Bin/Cycle Store Cleaning & Maintenance	500.00
Landscape/Grounds Maintenance	600.00
Provision for General Repairs	1,800.00
PV Panels Inspection and Maintenance	500.00
Green/Brown/Blue Roof Maintenance	800.00
Entryphone Maintenance Contract	500.00
Water Costs	100.00
Mansafe Inspection and Maintenance	300.00
Fire Systems Maintenance Contract	1,100.00
Statutory Fire, Health & Safety Risk Assessment	648.00
Fire Door Inspections	700.00
Maintenance Line	370.00
Accountancy	446.00
Managing Agents Fee	3,072.00
Total	<u>21,216.00</u>
 Transfer to Reserve Funds	
Internal Redecorations	800.00
External Redecorations	1,000.00
	<u>1,800.00</u>
 Total	<u>23,016.00</u>

Amount per Property - See Plot Matrix

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. It will not be possible to gauge the accuracy of these figures until the end of the first full financial year. Please therefore note that if at the end of the first full financial year expenditure exceeds income, any shortfall will be recoverable from the Freeholders/Lessees in accordance with the terms of the lease/TP1.

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:

Total sq ft	12,289.76
Add 20% (internal & external common parts)	2,457.95
	14,747.71
x £175 per sq ft (rebuilding costs)	2,580,849.60
+ 20% (demolition, site clearance, architects and local authority fees etc)	516,169.92
Sum Insured	3,097,019.52
Premium based on 17p per each hundred pounds of the sum insured	5,264.93
+IPT@ 12%	631.79
	5,896.73

* The sum insured is provided for illustrative purposes only and does not constitute an Insurance Valuation. The premium excludes terrorism cover unless the additional premium arising is specifically shown in the calculations which show how we arrived at the premium. It is recommended that an Insurance Valuation is undertaken by a suitably qualified professional valuer after the building(s) are completed.

Common Parts Electricity:

Based on an annual charge of £1,400.00 per annum to cover the cost of electricity in respect of internal and external lighting and fire systems.

Common Parts Cleaning:

Based on an estimated cost of £2,200.00 per annum.

Window Cleaning (Common Parts only):

An estimated cost £280.00 per annum for 4 visits per annum

Bin/Cycle Store Cleaning & Maintenance:

An estimate of £500.00 per annum to clean and maintain the bin/cycle store as required.

Landscape/Grounds Maintenance:

An estimated cost of £600.00 per annum to maintain external landscaped areas.

Provision for General Repairs:

A sum of £1,800.00 per annum to cover the cost of any 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, an estimated cost of £500.00 per annum for inspection and maintenance of the PV panels and associated wiring and meters as required.

Green/Brown/Blue Roof Maintenance:

An estimated cost of £800.00 per annum for maintenance of the Green/Brown/Blue roof in accordance with the supplier's guidance and best practice.

Entryphone Maintenance Contract:

For the first 12 months all repairs/renewals should be undertaken at no cost under a supplier warranty. Thereafter an anticipated sum of £500.00 per annum would be charged to provide for a maintenance contract which complies with the supplier's guidelines.

Water Costs:

An estimate of £100.00 per annum to cover the standing charges and usage in respect of communal taps.

Mansafe Inspection & Maintenance:

An estimated sum of £300.00 per annum to maintain and inspect the system in accordance with manufacturer's/Suppliers and best practice inspection guidelines.

Fire Systems Maintenance Contract:

For the first 12 months all repairs/renewals should be undertaken at no cost under a supplier warranty. Thereafter an anticipated sum of £1,100.00 per annum would be charged to provide for a maintenance contract which complies with the supplier's guidelines.

Statutory Fire, Health & Safety Risk Assessment:

A Fire, Health & Safety Risk Assessment will be carried out after management has commenced, at an estimated cost of £648.00 then as and when required in accordance with statutory regulations and guidelines.

Fire Door Inspections:

An estimate of £700.00 per annum to undertake inspections required under The Fire Safety (England) Regulations 2022.

Maintenance Line:

Out of hours emergency repair service.

Accountancy:

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

Managing Agent Fees:

An amount of £160.00 + VAT per apartment, per annum.

Transfer to Reserve Fund:

Internal Redecoration: £800.00 per annum to cover future costs.

External Redecoration: £1,000.00 per annum to cover future costs.

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

	£
Buildings Insurance Premium	4,620.00
Common Parts Electricity	1,400.00
Common Parts Cleaning	2,200.00
Window Cleaning (Common Parts only)	460.00
Bin/Cycle Store Cleaning & Maintenance	500.00
Provision for General Repairs	1,800.00
PV Panels Inspection and Maintenance	500.00
Green/Brown/Blue Roof Maintenance	800.00
Entryphone Maintenance Contract	500.00
Water Costs	100.00
Mansafe Inspection and Maintenance	300.00
Fire Systems Maintenance Contract	1,100.00
Statutory Fire, Health & Safety Risk Assessment	648.00
Fire Door Inspections	700.00
Maintenance Line	370.00
Accountancy	446.00
Managing Agents Fee	3,072.00
Total	19,516.00
Transfer to Reserve Funds	
Internal Redecorations	800.00
External Redecorations	1,000.00
	1,800.00
Total	21,316.00

Amount per Property -See Plot Matrix

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. It will not be possible to gauge the accuracy of these figures until the end of the first full financial year. Please therefore note that if at the end of the first full financial year expenditure exceeds income, any shortfall will be recoverable from the Freeholders/Lesseees in accordance with the terms of the lease/TP1.

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:

Total sq ft	9,615.20
Add 20% (internal & external common parts)	1,923.04
	11,538.24
x £175 per sq ft (rebuilding costs)	2,019,192.00
+ 20% (demolition, site clearance, architects and local authority fees etc)	403,838.40
Sum Insured	2,423,030.40
Premium based on 17p per each hundred pounds of the sum insured	4,119.15
+IPT@ 12%	494.30
	4,613.45

* The sum insured is provided for illustrative purposes only and does not constitute an Insurance Valuation. The premium excludes terrorism cover unless the additional premium arising is specifically shown in the calculations which show how we arrived at the premium. It is recommended that an Insurance Valuation is undertaken by a suitably qualified professional valuer after the building(s) are completed.

Common Parts Electricity:

Based on an annual charge of £1,400.00 per annum to cover the cost of electricity in respect of internal and external lighting and fire systems.

Common Parts Cleaning:

Based on an estimated cost of £2,200.00 per annum.

Window Cleaning (Common Parts only):

An estimated cost £460.00 per annum for 4 visits per annum

Bin/Cycle Store Cleaning & Maintenance:

An estimate of £500.00 per annum to clean and maintain the bin/cycle store as required.

Landscape/Grounds Maintenance:

An estimated cost of £600.00 per annum to maintain external landscaped areas.

Provision for General Repairs:

A sum of £1,800.00 per annum to cover the cost of any 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, an estimated cost of £500.00 per annum for inspection and maintenance of the PV panels and associated wiring and meters as required.

Green/Brown/Blue Roof Maintenance:

An estimated cost of £800.00 per annum for maintenance of the Green/Brown/Blue roof in accordance with the supplier's guidance and best practice.

Entryphone Maintenance Contract:

For the first 12 months all repairs/renewals should be undertaken at no cost under a supplier warranty. Thereafter an anticipated sum of £500.00 per annum would be charged to provide for a maintenance contract which complies with the supplier's guidelines.

Water Costs:

An estimate of £100.00 per annum to cover the standing charges and usage in respect of communal taps.

Mansafe Inspection & Maintenance:

An estimated sum of £300.00 per annum to maintain and inspect the system in accordance with manufacturer's/Suppliers and best practice inspection guidelines.

Fire Systems Maintenance Contract:

For the first 12 months all repairs/renewals should be undertaken at no cost under a supplier warranty. Thereafter an anticipated sum of £1,100.00 per annum would be charged to provide for a maintenance contract which complies with the supplier's guidelines.

Statutory Fire, Health & Safety Risk Assessment:

A Fire, Health & Safety Risk Assessment will be carried out after management has commenced, at an estimated cost of £648.00 then as and when required in accordance with statutory regulations and guidelines.

Fire Door Inspections:

An estimate of £700.00 per annum to undertake inspections required under The Fire Safety (England) Regulations 2022.

Maintenance Line:

Out of hours emergency repair service.

Accountancy:

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

Managing Agent Fees:

An amount of £160.00 + VAT per apartment, per annum.

Transfer to Reserve Fund:

Internal Redecoration: £800.00 per annum to cover future costs.

External Redecoration: £1,000.00 per annum to cover future costs.

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	1,600.00
Play Equipment Inspection and Maintenance	600.00
General Repairs & Maintenance	500.00
Total	2,700.00
Transfer to Reserve Funds	
Future replacement of play equipment	500.00
	500.00
Total	3,200.00

Amount per Property - See Plot Matrix

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. It will not be possible to gauge the accuracy of these figures until the end of the first full financial year. Please therefore note that if at the end of the first full financial year expenditure exceeds income, any shortfall will be recoverable from the Freeholders/Lessees in accordance with the terms of the lease/TP1.

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 apartment block external open space areas at an anticipated sum of £1,600.00 per annum.

Play Equipment - Inspection & Maintenance

To comply with ROSPA guidelines and insurers' conditions of cover the play equipment 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:

A sum of £500.00 per annum to cover the cost of any reactive repairs as and when required.

Transfer to Reserve Fund:

£500.00 per annum 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	1,260.00
Play Equipment Inspection and Maintenance	600.00
General Repairs & Maintenance	500.00
Total	2,360.00
Transfer to Reserve Funds	
Future replacement of play equipment	500.00
	500.00
Total	2,860.00

Amount per Property - See Plot Matrix

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. It will not be possible to gauge the accuracy of these figures until the end of the first full financial year. Please therefore note that if at the end of the first full financial year expenditure exceeds income, any shortfall will be recoverable from the Freeholders/Lessees in accordance with the terms of the lease/TP1.

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 apartment block external open space areas at an anticipated sum of £1,260.00 per annum.

Play Equipment - Inspection & Maintenance

To comply with ROSPA guidelines and insurers' conditions of cover the play equipment 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:

A sum of £500.00 per annum to cover the cost of any reactive repairs as and when required.

Transfer to Reserve Fund:

£500.00 per annum 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

	£
Landscape/Grounds Maintenance	800.00
Total	800.00
Total	800.00

Amount per Property - See Plot Matrix

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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 apartment block external open space areas at an anticipated sum of £800.00 per annum.

Plot Numbers	Tenure	Sq Ft	Contribution to Schedule 1	Contribution to Schedule 2	Contribution to Schedule 3	Contribution to Schedule 4	Contribution to Schedule 5	Contribution to Schedule 6	Total
1	Open Market	974.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
2	Open Market	974.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
3	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
4	Open Market	974.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
5	Open Market	974.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
6	Open Market	974.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
7	Open Market	974.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
8	HA	1,156.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
9	HA	1,156.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
10	HA	1,065.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
11	HA	1,065.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
12	HA	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
13	HA	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
14	HA	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
15	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
16	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
17	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
18	Open Market	1,457.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
19	Open Market	1,457.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
20	Open Market	1,457.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
21	Open Market	1,457.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
22	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
23	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
24	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
25	HA	758.69	290.50	0.00	0.00	0.00	143.00	0.00	433.50
26	HA	758.69	290.50	0.00	0.00	0.00	143.00	0.00	433.50
27	HA	551.25	290.50	0.00	0.00	0.00	143.00	0.00	433.50
28	HA	768.11	290.50	0.00	0.00	0.00	143.00	0.00	433.50
29	HA	768.11	290.50	0.00	0.00	0.00	143.00	0.00	433.50
30	HA	551.25	290.50	0.00	0.00	0.00	143.00	0.00	433.50
31	HA	768.11	290.50	0.00	0.00	0.00	143.00	0.00	433.50
32	HA	768.11	290.50	0.00	0.00	0.00	143.00	0.00	433.50
33	HA	551.25	290.50	0.00	0.00	0.00	143.00	0.00	433.50
34	HA	768.11	290.50	0.00	0.00	0.00	143.00	0.00	433.50
35	HA	768.11	290.50	0.00	0.00	0.00	143.00	0.00	433.50
36	HA	551.25	290.50	0.00	0.00	0.00	143.00	0.00	433.50
37	HA	768.11	290.50	0.00	0.00	0.00	143.00	0.00	433.50
38	HA	551.25	290.50	0.00	0.00	0.00	143.00	0.00	433.50
39	HA	768.11	290.50	0.00	0.00	0.00	143.00	0.00	433.50
40	HA	551.25	290.50	0.00	0.00	0.00	143.00	0.00	433.50
41	HA	768.11	290.50	0.00	0.00	0.00	143.00	0.00	433.50
42	HA	551.25	290.50	0.00	0.00	0.00	143.00	0.00	433.50
43	HA	768.11	290.50	0.00	0.00	0.00	143.00	0.00	433.50
44	HA	551.25	290.50	0.00	0.00	0.00	143.00	0.00	433.50
45	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
46	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
47	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
48	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
49	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
50	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
51	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
52	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
53	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
54	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
55	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
56	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
57	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
58	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
59	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
60	Open Market	768.11	290.50	1,438.50	0.00	100.00	0.00	0.00	1,829.00
61	Open Market	663.70	290.50	0.00	1,471.36	100.00	0.00	0.00	1,861.93
62	Open Market	538.20	290.50	0.00	1,193.14	100.00	0.00	0.00	1,583.70
63	Open Market	538.20	290.50	0.00	1,193.14	100.00	0.00	0.00	1,583.70
64	Open Market	663.70	290.50	0.00	1,471.36	100.00	0.00	0.00	1,861.93
65	Open Market	663.70	290.50	0.00	1,471.36	100.00	0.00	0.00	1,861.93
66	Open Market	538.20	290.50	0.00	1,193.14	100.00	0.00	0.00	1,583.70
67	Open Market	538.20	290.50	0.00	1,193.14	100.00	0.00	0.00	1,583.70
68	Open Market	663.70	290.50	0.00	1,471.36	100.00	0.00	0.00	1,861.93
69	Open Market	663.70	290.50	0.00	1,471.36	100.00	0.00	0.00	1,861.93
70	Open Market	538.20	290.50	0.00	1,193.14	100.00	0.00	0.00	1,583.70
71	Open Market	538.20	290.50	0.00	1,193.14	100.00	0.00	0.00	1,583.70
72	Open Market	663.70	290.50	0.00	1,471.36	100.00	0.00	0.00	1,861.93
73	Open Market	663.70	290.50	0.00	1,471.36	100.00	0.00	0.00	1,861.93
74	Open Market	538.20	290.50	0.00	1,193.14	100.00	0.00	0.00	1,583.70
75	Open Market	538.20	290.50	0.00	1,193.14	100.00	0.00	0.00	1,583.70
76	Open Market	663.70	290.50	0.00	1,471.36	100.00	0.00	0.00	1,861.93
77	Open Market	1,457.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
78	Open Market	1,457.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
79	Open Market	1,457.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
80	Open Market	1,457.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
81	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
82	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
83	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
84	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
85	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
86	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
87	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
88	Open Market	1,457.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
89	Open Market	1,457.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50

90	Open Market	1,457.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
91	Open Market	1,457.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
92	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
93	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
94	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
95	HA	768.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
96	HA	551.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
97	HA	768.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
98	HA	551.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
99	HA	768.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
100	HA	551.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
101	HA	768.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
102	HA	551.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
103	HA	551.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
104	HA	768.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
105	HA	551.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
106	HA	768.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
107	HA	551.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
108	HA	768.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
109	HA	551.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
110	HA	768.10	290.50	0.00	0.00	0.00	0.00	50.00	340.50
111	HA	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
112	HA	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
113	HA	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
114	HA	1,509.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
115	HA	1,156.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
116	HA	1,156.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
117	HA	1,065.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
118	HA	1,065.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
119	HA	1,065.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
120	HA	1,065.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
121	HA	770.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
122	HA	770.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
123	HA	770.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
124	HA	851.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
125	HA	851.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
126	HA	851.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
127	HA	851.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
128	HA	851.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
129	HA	851.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
130	HA	851.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
131	HA	851.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
132	HA	851.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
133	HA	851.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
134	HA	851.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
135	HA	851.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
136	HA	851.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
137	HA	851.00	290.50	0.00	0.00	0.00	0.00	0.00	290.50
138	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
139	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
140	Open Market	1,195.50	290.50	0.00	0.00	0.00	0.00	0.00	290.50
Total			40,670.00	23,016.00	21,316.00	3,200.00	2,860.00	800.00	91,863.00

10 Year Budget Projection

	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

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	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
2	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
3	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
4	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
5	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
6	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
7	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
8	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
9	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
10	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
11	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
12	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
13	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
14	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
15	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
16	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
17	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
18	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
19	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
20	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
21	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
22	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
23	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
24	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
25	433.50	433.50	445.20	455.00	463.19	471.53	480.01	488.65	497.45	506.40	515.52
26	433.50	433.50	445.20	455.00	463.19	471.53	480.01	488.65	497.45	506.40	515.52
27	433.50	433.50	445.20	455.00	463.19	471.53	480.01	488.65	497.45	506.40	515.52
28	433.50	433.50	445.20	455.00	463.19	471.53	480.01	488.65	497.45	506.40	515.52
29	433.50	433.50	445.20	455.00	463.19	471.53	480.01	488.65	497.45	506.40	515.52
30	433.50	433.50	445.20	455.00	463.19	471.53	480.01	488.65	497.45	506.40	515.52

[illegible]

72	1,861.93	1,861.93	1,912.20	1,954.27	1,989.45	2,025.26	2,061.71	2,098.82	2,136.60	2,175.06	2,214.21
73	1,861.93	1,861.93	1,912.20	1,954.27	1,989.45	2,025.26	2,061.71	2,098.82	2,136.60	2,175.06	2,214.21
74	1,583.70	1,583.70	1,626.45	1,662.24	1,692.16	1,722.62	1,753.62	1,785.19	1,817.32	1,850.03	1,883.33
75	1,583.70	1,583.70	1,626.45	1,662.24	1,692.16	1,722.62	1,753.62	1,785.19	1,817.32	1,850.03	1,883.33
76	1,861.93	1,861.93	1,912.20	1,954.27	1,989.45	2,025.26	2,061.71	2,098.82	2,136.60	2,175.06	2,214.21
77	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
78	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
79	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
80	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
81	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
82	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
83	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
84	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
85	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
86	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
87	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
88	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
89	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
90	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
91	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
92	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
93	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
94	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
95	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
96	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
97	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
98	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
99	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
100	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
101	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
102	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
103	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
104	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
105	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
106	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
107	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
108	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
109	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
110	340.50	340.50	349.69	357.39	363.82	370.37	377.04	383.82	390.73	397.76	404.92
111	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
112	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46

113	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
114	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
115	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
116	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
117	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
118	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
119	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
120	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
121	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
122	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
123	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
124	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
125	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
126	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
127	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
128	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
129	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
130	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
131	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
132	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
133	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
134	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
135	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
136	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
137	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
138	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
139	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
140	290.50	290.50	298.34	304.91	310.40	315.98	321.67	327.46	333.35	339.35	345.46
Total	91,863.00	91,863.00	94,343.30	96,418.85	98,154.39	99,921.17	101,719.75	103,550.71	105,414.62	107,312.08	109,243.70

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.