Estate Service Charge Budget

in respect of

New Fosseway Road
Bristol

prepared for

Vistry Bristol

on

2nd June 2025

by

Remus Management Limited

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Regional Offices

Southern Region Salisbury	**South West Region** Plymouth	**South East Region** Brighton	**Midlands Region** Birmingham
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Schedule 1 - Estate
Estate Service Charge Budget
in respect of
New Fosseway Road
Bristol

	£
Landscape Maintenance	9,200.00
Public Liability Insurance	1,000.00
Arboriculturist	800.00
Provision for General Repairs	1,500.00
Play Equipment and Estate Furniture Inspection and Maintenance	1,400.00
Bins (Litter and Dog Waste)	800.00
Electricity (Street Lighting)	500.00
Highway Cleaning	700.00
Health & Safety Risk Assessment (Estate)	580.00
Management Company Costs	500.00
Directors and Officers Liability Insurance	430.00
Accountancy	1,860.00
Managing Agents Fee	18,000.00
Total	**37,270.00**
Transfer to Reserve Funds	
Future replacement of play equipment and estate furniture	800.00
Future re-surfacing of un-adopted access roads/pathways	500.00
Future replacement Estate lighting repairs and electrical testing	150.00
	1,450.00
Total	**38,720.00**
Amount Per Property (÷ 200)	**£193.60**

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. 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.

02/06/2025

Schedule 1
Explanatory Notes re
Estate Service Charge Budget
in respect of
New Fosseway Road
Bristol

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 £9,200.00 per annum.

Public Liability Insurance:
A public liability insurance policy will be put in place at a projected annual premium of £1,000.00, in respect of the managed areas of the development.

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.

Provision for General Repairs:
A sum of £1,500.00 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 £800.00 per annum

Electricity (Street Lighting):
Based on an annual charge of £500.00 per annum to cover the cost of electricity in respect of Street Lighting.

Highway Cleaning:
Based on an estimated cost of £700.00 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:
£800.00 per annum to cover future costs for replacement of Play Equipment and Estate Furniture
£500.00 per annum to cover future costs for resurfacing un-adopted access roads/pathways
£150.00 per annum to cover replacement of estate lighting repairs and electrical testing.

Schedule 2 - Apartment Block A - Plots 25 - 46
Apartment Block Service Charge Budget
in respect of
New Fosseway Road
Bristol

	£
Buildings Insurance Premium	7,100.00
Common Parts Electricity	2,300.00
Common Parts Cleaning	2,900.00
Window Cleaning (Common Parts only)	360.00
Landscape Maintenance	960.00
Bin/Cycle Store Cleaning & Maintenance	500.00
Provision for General Repairs	2,400.00
PV Panels Inspection and Maintenance	600.00
Green/Brown/Blue Roof Maintenance	700.00
Entryphone Maintenance Contract	600.00
Water Costs	150.00
Mansafe Inspection and Maintenance	600.00
Fire Systems Maintenance Contract	1,200.00
Statutory Fire, Health & Safety Risk Assessment	648.00
Fire Door Inspections	930.00
Maintenance Line	506.00
Accountancy	582.00
Managing Agents Fee	4,224.00
Total	**27,260.00**
Transfer to Reserve Funds	
Internal Redecorations	1,400.00
External Redecorations	900.00
	2,300.00
Total	**29,560.00**

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. 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 A – Plots 25 - 46
Explanatory Notes re
Apartment Block Service Charge Budget
in respect of
New Fosseway Road
Bristol

Buildings Insurance Premium:

Total sq ft	14,762.70
Add 20% (internal & external common parts)	2,952.54
	17,715.24
x £175 per sq ft (rebuilding costs)	3,100,167.00
+ 20% (demolition, site clearance, architects and local authority fees etc)	620,033.40
Sum Insured	3,720,200.40
Premium based on 17p per each hundred pounds of the sum insured	6,324.34
+IPT@ 12%	758.92
	7,083.26

* 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 £2,300.00 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 £2,900.00 per annum.

Window Cleaning (Common Parts only):
An estimated cost £360.00 per annum for 4 visits per annum

Landscape Maintenance:
To maintain the apartment block external open space areas at an anticipated sum of £960.00 per annum.

Bin/Cycle Store Cleaning & Maintenance:
An estimate of £500.00 per annum to clean and maintain the bin/cycle store as required.

Provision for General Repairs:
A sum of £2,400.00 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 £600.00 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 £700.00 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 £600.00 per annum would be charged to provide for a maintenance contract which complies with the supplier's guidelines.

Water Costs:
An estimate of £150.00 per annum to cover the standing charges and usage in respect of communal taps.

Mansafe Inspection & Maintenance:
An estimated sum of £600.00 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 £1,200.00 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 £930.00 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: £1,400.00 per annum to cover future costs.
External Redecoration: £900.00 per annum to cover future costs.

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Schedule 3 - Apartment Block C - Plots 102 - 107
Apartment Block Service Charge Budget
in respect of
New Fosseway Road
Bristol

	£
Buildings Insurance Premium	1,590.00
Common Parts Electricity	500.00
Common Parts Cleaning	900.00
Window Cleaning (Common Parts only)	160.00
Landscape Maintenance	640.00
Bin/Cycle Store Cleaning & Maintenance	200.00
Provision for General Repairs	600.00
PV Panels Inspection and Maintenance	500.00
Green/Brown/Blue Roof Maintenance	400.00
Entryphone Maintenance Contract	250.00
Water Costs	100.00
Mansafe Inspection and Maintenance	300.00
Fire Systems Maintenance Contract	600.00
Statutory Fire, Health & Safety Risk Assessment	504.00
Fire Door Inspections	210.00
Maintenance Line	100.00
Accountancy	122.00
Managing Agents Fee	1,152.00
Total	**8,828.00**
Transfer to Reserve Funds	
Internal Redecorations	400.00
External Redecorations	300.00
	700.00
Total	**9,528.00**

Amount per Property - See Plot Matrix

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02/06/2025

Schedule 3 - Apartment Block C - Plots 102 - 107
Explanatory Notes re
Apartment Block Service Charge Budget
in respect of
New Fosseway Road
Bristol

Buildings Insurance Premium:

Total sq ft	3,307.50
Add 20% (internal & external common parts)	661,.50
	3,969.00
x £175 per sq ft (rebuilding costs)	694,575.00
+ 20% (demolition, site clearance, architects and local authority fees etc)	138,915.00
Sum Insured	833,490.00
Premium based on 17p per each hundred pounds of the sum insured	1,416.93
+IPT@ 12%	170.03
	1,586.96

* 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 £500.00 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 £900.00 per annum.

Window Cleaning (Common Parts only):
An estimated cost £160.00 per annum for 4 visits per annum

Landscape Maintenance:
To maintain the apartment block external open space areas at an anticipated sum of £960.00 per annum.

Bin/Cycle Store Cleaning & Maintenance:
An estimate of £200.00 per annum to clean and maintain the bin/cycle store as required.

Provision for General Repairs:
A sum of £600.00 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 £400.00 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 £250.00 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 £600.00 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 £504.00 then as and when required in accordance with statutory regulations and guidelines.

Fire Door Inspections:
An estimate of £210.00 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: £400.00 per annum to cover future costs.
External Redecoration: £300.00 per annum to cover future costs.

Schedule 4 - Apartment Block B - Plots 47 - 89
Service Charge Budget
in respect of
New Fosseway Road
Bristol

	£
Landscape Maintenance	2,480.00
Total	**2,480.00**
Total	**2,480.00**

Amount per Property - See Plot Matrix

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Schedule 4 -Apartment Block B -Plots 47-89
Explanatory Notes re
Service Charge Budget
in respect of
New Fosseway Road
Bristol

Landscape Maintenance:
To maintain the apartment block external open space areas at an anticipated sum of £2,480.00 per annum.

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Plot Numbers	Tenure	Sq Ft	Contribution to Schedule 1	Contribution to Schedule 2	Contribution to Schedule 3	Contribution to Schedule 4	Total
1	Open Market	1124.00	193.60	0.00	0.00	0.00	193.60
2	HA	866.50	193.60	0.00	0.00	0.00	193.60
3	HA	866.50	193.60	0.00	0.00	0.00	193.60
4	HA	866.50	193.60	0.00	0.00	0.00	193.60
5	HA	866.50	193.60	0.00	0.00	0.00	193.60
6	HA	851.00	193.60	0.00	0.00	0.00	193.60
7	HA	851.00	193.60	0.00	0.00	0.00	193.60
8	HA	851.00	193.60	0.00	0.00	0.00	193.60
9	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
10	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
11	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
12	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
13	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
14	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
15	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
16	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
17	HA	770.00	193.60	0.00	0.00	0.00	193.60
18	HA	770.00	193.60	0.00	0.00	0.00	193.60
19	HA	770.00	193.60	0.00	0.00	0.00	193.60
20	Open Market	866.50	193.60	0.00	0.00	0.00	193.60
21	Open Market	866.50	193.60	0.00	0.00	0.00	193.60
22	HA	1065.00	193.60	0.00	0.00	0.00	193.60
23	HA	1065.00	193.60	0.00	0.00	0.00	193.60
24	HA	1065.00	193.60	0.00	0.00	0.00	193.60
25	Open Market	768.11	193.60	1,538.02	0.00	0.00	1,731.67
26	Open Market	663.79	193.60	1,329.14	0.00	0.00	1,522.78
27	Open Market	768.11	193.60	1,538.02	0.00	0.00	1,731.67
28	Open Market	551.25	193.60	1,103.79	0.00	0.00	1,297.43
29	Open Market	663.79	193.60	1,329.14	0.00	0.00	1,522.78
30	Open Market	768.11	193.60	1,538.02	0.00	0.00	1,731.67
31	Open Market	551.25	193.60	1,103.79	0.00	0.00	1,297.43
32	Open Market	663.79	193.60	1,329.14	0.00	0.00	1,522.78
33	Open Market	768.11	193.60	1,538.02	0.00	0.00	1,731.67
34	Open Market	551.25	193.60	1,103.79	0.00	0.00	1,297.43
35	Open Market	663.79	193.60	1,329.14	0.00	0.00	1,522.78
36	Open Market	663.79	193.60	1,329.14	0.00	0.00	1,522.78
37	Open Market	768.11	193.60	1,538.02	0.00	0.00	1,731.67
38	Open Market	663.79	193.60	1,329.14	0.00	0.00	1,522.78
39	Open Market	551.25	193.60	1,103.79	0.00	0.00	1,297.43
40	Open Market	768.11	193.60	1,538.02	0.00	0.00	1,731.67
41	Open Market	663.79	193.60	1,329.14	0.00	0.00	1,522.78
42	Open Market	551.25	193.60	1,103.79	0.00	0.00	1,297.43
43	Open Market	768.11	193.60	1,538.02	0.00	0.00	1,731.67
44	Open Market	663.79	193.60	1,329.14	0.00	0.00	1,522.78
45	Open Market	551.25	193.60	1,103.79	0.00	0.00	1,297.43
46	Open Market	768.11	193.60	1,538.02	0.00	0.00	1,731.67
47	HA	768.11	193.60	0.00	0.00	57.67	251.27
48	HA	551.25	193.60	0.00	0.00	57.67	251.27
49	HA	768.11	193.60	0.00	0.00	57.67	251.27
50	HA	551.25	193.60	0.00	0.00	57.67	251.27
51	HA	768.11	193.60	0.00	0.00	57.67	251.27
52	HA	551.25	193.60	0.00	0.00	57.67	251.27
53	HA	768.11	193.60	0.00	0.00	57.67	251.27
54	HA	551.25	193.60	0.00	0.00	57.67	251.27
55	HA	551.25	193.60	0.00	0.00	57.67	251.27
56	HA	584.02	193.60	0.00	0.00	57.67	251.27
57	HA	752.58	193.60	0.00	0.00	57.67	251.27
58	HA	551.25	193.60	0.00	0.00	57.67	251.27
59	HA	584.02	193.60	0.00	0.00	57.67	251.27
60	HA	752.58	193.60	0.00	0.00	57.67	251.27
61	HA	551.25	193.60	0.00	0.00	57.67	251.27
62	HA	584.02	193.60	0.00	0.00	57.67	251.27
63	HA	752.58	193.60	0.00	0.00	57.67	251.27
64	HA	551.25	193.60	0.00	0.00	57.67	251.27
65	HA	584.02	193.60	0.00	0.00	57.67	251.27
66	HA	752.58	193.60	0.00	0.00	57.67	251.27

67	HA	758.69	193.60	0.00	0.00	57.67	251.27
68	HA	551.25	193.60	0.00	0.00	57.67	251.27
69	HA	768.11	193.60	0.00	0.00	57.67	251.27
70	HA	551.25	193.60	0.00	0.00	57.67	251.27
71	HA	768.11	193.60	0.00	0.00	57.67	251.27
72	HA	551.25	193.60	0.00	0.00	57.67	251.27
73	HA	768.11	193.60	0.00	0.00	57.67	251.27
74	HA	551.25	193.60	0.00	0.00	57.67	251.27
75	HA	786.90	193.60	0.00	0.00	57.67	251.27
76	HA	789.16	193.60	0.00	0.00	57.67	251.27
77	HA	538.19	193.60	0.00	0.00	57.67	251.27
78	HA	786.90	193.60	0.00	0.00	57.67	251.27
79	HA	789.16	193.60	0.00	0.00	57.67	251.27
80	HA	768.11	193.60	0.00	0.00	57.67	251.27
81	HA	538.19	193.60	0.00	0.00	57.67	251.27
82	HA	786.90	193.60	0.00	0.00	57.67	251.27
83	HA	789.16	193.60	0.00	0.00	57.67	251.27
84	HA	768.11	193.60	0.00	0.00	57.67	251.27
85	HA	538.19	193.60	0.00	0.00	57.67	251.27
86	HA	786.90	193.60	0.00	0.00	57.67	251.27
87	HA	789.16	193.60	0.00	0.00	57.67	251.27
88	HA	768.11	193.60	0.00	0.00	57.67	251.27
89	HA	538.19	193.60	0.00	0.00	57.67	251.27
90	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
91	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
92	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
93	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
94	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
95	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
96	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
97	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
98	Open Market	1124.00	193.60	0.00	0.00	0.00	193.60
99	HA	1065.00	193.60	0.00	0.00	0.00	193.60
100	HA	1156.00	193.60	0.00	0.00	0.00	193.60
101	HA	1156.00	193.60	0.00	0.00	0.00	193.60
102	Open Market	551.25	193.60	0.00	1,588.00	0.00	1,781.60
103	Open Market	551.25	193.60	0.00	1,588.00	0.00	1,781.60
104	Open Market	551.25	193.60	0.00	1,588.00	0.00	1,781.60
105	Open Market	551.25	193.60	0.00	1,588.00	0.00	1,781.60
106	Open Market	551.25	193.60	0.00	1,588.00	0.00	1,781.60
107	Open Market	551.25	193.60	0.00	1,588.00	0.00	1,781.60
108	Open Market	1457.00	193.60	0.00	0.00	0.00	193.60
109	Open Market	1457.00	193.60	0.00	0.00	0.00	193.60
110	Open Market	1457.00	193.60	0.00	0.00	0.00	193.60
111	Open Market	1457.00	193.60	0.00	0.00	0.00	193.60
112	Open Market	974.00	193.60	0.00	0.00	0.00	193.60
113	Open Market	1457.00	193.60	0.00	0.00	0.00	193.60
114	Open Market	1457.00	193.60	0.00	0.00	0.00	193.60
115	Open Market	1457.00	193.60	0.00	0.00	0.00	193.60
116	HA	1195.50	193.60	0.00	0.00	0.00	193.60
117	HA	1195.50	193.60	0.00	0.00	0.00	193.60
118	HA	1195.50	193.60	0.00	0.00	0.00	193.60
119	HA	1195.50	193.60	0.00	0.00	0.00	193.60
120	HA	1509.00	193.60	0.00	0.00	0.00	193.60
121	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
122	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
123	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
124	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
125	HA	1220.00	193.60	0.00	0.00	0.00	193.60
126	Open Market	974.00	193.60	0.00	0.00	0.00	193.60
127	Open Market	974.00	193.60	0.00	0.00	0.00	193.60
128	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
129	Open Market	1195.50	193.60	0.00	0.00	0.00	193.60
130	Open Market	1127.00	193.60	0.00	0.00	0.00	193.60
70 Unit Care Home			13,552.00	0.00	0.00	0.00	13,552.00
Total			**38,720.00**	**29,560.00**	**9,528.00**	**2,480.00**	**80,289.00**

Remus

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	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
2	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
3	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
4	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
5	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
6	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
7	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
8	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
9	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
10	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
11	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
12	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
13	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
14	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
15	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
16	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
17	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
18	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
19	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
20	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
21	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
22	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
23	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
24	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
25	1,731.67	1,731.67	1,778.43	1,817.55	1,850.27	1,883.57	1,917.48	1,951.99	1,987.13	2,022.90	2,059.31
26	1,522.78	1,522.78	1,563.90	1,598.30	1,627.07	1,656.36	1,686.17	1,716.52	1,747.42	1,778.87	1,810.89
27	1,731.67	1,731.67	1,778.43	1,817.55	1,850.27	1,883.57	1,917.48	1,951.99	1,987.13	2,022.90	2,059.31
28	1,297.43	1,297.43	1,332.46	1,361.77	1,386.29	1,411.24	1,436.64	1,462.50	1,488.83	1,515.62	1,542.91
29	1,522.78	1,522.78	1,563.90	1,598.30	1,627.07	1,656.36	1,686.17	1,716.52	1,747.42	1,778.87	1,810.89
30	1,731.67	1,731.67	1,778.43	1,817.55	1,850.27	1,883.57	1,917.48	1,951.99	1,987.13	2,022.90	2,059.31
31	1,297.43	1,297.43	1,332.46	1,361.77	1,386.29	1,411.24	1,436.64	1,462.50	1,488.83	1,515.62	1,542.91

32	1,522.78	1,522.78	1,563.90	1,598.30	1,627.07	1,656.36	1,686.17	1,716.52	1,747.42	1,778.87	1,810.89
33	1,731.67	1,731.67	1,778.43	1,817.55	1,850.27	1,883.57	1,917.48	1,951.99	1,987.13	2,022.90	2,059.31
34	1,297.43	1,297.43	1,332.46	1,361.77	1,386.29	1,411.24	1,436.64	1,462.50	1,488.83	1,515.62	1,542.91
35	1,522.78	1,522.78	1,563.90	1,598.30	1,627.07	1,656.36	1,686.17	1,716.52	1,747.42	1,778.87	1,810.89
36	1,522.78	1,522.78	1,563.90	1,598.30	1,627.07	1,656.36	1,686.17	1,716.52	1,747.42	1,778.87	1,810.89
37	1,731.67	1,731.67	1,778.43	1,817.55	1,850.27	1,883.57	1,917.48	1,951.99	1,987.13	2,022.90	2,059.31
38	1,522.78	1,522.78	1,563.90	1,598.30	1,627.07	1,656.36	1,686.17	1,716.52	1,747.42	1,778.87	1,810.89
39	1,297.43	1,297.43	1,332.46	1,361.77	1,386.29	1,411.24	1,436.64	1,462.50	1,488.83	1,515.62	1,542.91
40	1,731.67	1,731.67	1,778.43	1,817.55	1,850.27	1,883.57	1,917.48	1,951.99	1,987.13	2,022.90	2,059.31
41	1,522.78	1,522.78	1,563.90	1,598.30	1,627.07	1,656.36	1,686.17	1,716.52	1,747.42	1,778.87	1,810.89
42	1,297.43	1,297.43	1,332.46	1,361.77	1,386.29	1,411.24	1,436.64	1,462.50	1,488.83	1,515.62	1,542.91
43	1,731.67	1,731.67	1,778.43	1,817.55	1,850.27	1,883.57	1,917.48	1,951.99	1,987.13	2,022.90	2,059.31
44	1,522.78	1,522.78	1,563.90	1,598.30	1,627.07	1,656.36	1,686.17	1,716.52	1,747.42	1,778.87	1,810.89
45	1,297.43	1,297.43	1,332.46	1,361.77	1,386.29	1,411.24	1,436.64	1,462.50	1,488.83	1,515.62	1,542.91
46	1,731.67	1,731.67	1,778.43	1,817.55	1,850.27	1,883.57	1,917.48	1,951.99	1,987.13	2,022.90	2,059.31
47	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
48	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
49	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
50	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
51	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
52	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
53	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
54	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
55	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
56	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
57	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
58	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
59	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
60	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
61	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
62	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
63	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
64	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
65	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
66	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
67	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
68	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
69	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
70	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
71	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
72	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
73	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82

74	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
75	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
76	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
77	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
78	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
79	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
80	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
81	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
82	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
83	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
84	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
85	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
86	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
87	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
88	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
89	251.27	251.27	258.06	263.74	268.48	273.32	278.24	283.24	288.34	293.53	298.82
90	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
91	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
92	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
93	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
94	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
95	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
96	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
97	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
98	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
99	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
100	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
101	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
102	1,781.60	1,781.60	1,829.70	1,869.96	1,903.62	1,937.88	1,972.76	2,008.27	2,044.42	2,081.22	2,118.68
103	1,781.60	1,781.60	1,829.70	1,869.96	1,903.62	1,937.88	1,972.76	2,008.27	2,044.42	2,081.22	2,118.68
104	1,781.60	1,781.60	1,829.70	1,869.96	1,903.62	1,937.88	1,972.76	2,008.27	2,044.42	2,081.22	2,118.68
105	1,781.60	1,781.60	1,829.70	1,869.96	1,903.62	1,937.88	1,972.76	2,008.27	2,044.42	2,081.22	2,118.68
106	1,781.60	1,781.60	1,829.70	1,869.96	1,903.62	1,937.88	1,972.76	2,008.27	2,044.42	2,081.22	2,118.68
107	1,781.60	1,781.60	1,829.70	1,869.96	1,903.62	1,937.88	1,972.76	2,008.27	2,044.42	2,081.22	2,118.68
108	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
109	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
110	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
111	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
112	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
113	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
114	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
115	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23

116	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
117	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
118	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
119	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
120	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
121	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
122	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
123	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
124	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
125	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
126	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
127	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
128	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
129	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
130	193.60	193.60	198.83	203.20	206.86	210.58	214.37	218.23	222.16	226.16	230.23
Care Home	13,552.00	13,552.00	13,917.90	14,224.10	14,480.13	14,740.77	15,006.11	15,276.22	15,551.19	15,831.11	16,116.07
Total	**80,289.00**	**80,289.00**	**82,456.80**	**84,270.85**	**85,787.73**	**87,331.91**	**88,903.88**	**90,504.15**	**92,133.23**	**93,791.62**	**95,479.87**

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.