

MANAGEMENT FEE MATRIX

Estate	Foxglove Place
Managing Agent	Encore Estate Management Ltd
Client Co	Bloor Homes and Vistry Group

Management Fee Period: TBC 1 April 2026 - 31 March 2027

Private Properties	£279.19
Shared Ownership	£279.19
Affordable Rent	£250.00

Utilities	
Water	£500
Maintenance	
Garden Maintenance	£115,200
Gardening Supplies	£2,500
Tree Survey	£2,500
General Maintenance	£10,000
Play Area	£4,596
Swale/SUDS Maintenance	£2,112
Insurance	
Public Liability	£2,900
Professional	
Accounting Fees	£1,850
Disbursements	£1,772
Bank Charges	£90
Company Secretary	£527
Health & Safety	£2,759
Management Fee (inc VAT)	£42,714
Operating Expenditure	£190,380
Reserve Fund	
Major Works Provision	£23,500
Total	£213,880

All figures are estimated costs based on available information at the time.
 The figures are subject to change as design and technical detail evolves.
 All figures are subject to annual revision and RPI. VAT included where relevant.