

Management Fee Matrix

Management Company	Trustgreen (Management Company)		
Development	Cowards Lane, Codicote, SG4 8UB		
Date of this revision	13th May 2025	Prepared by	CO
Reference	TG2485	No of units to contribute	80

Management Fee	£397.00
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Maintenance, Inspections & Repairs	
POS Maintenance & Litter Pick	7920
Tree Works & Hedgerow Management	3399
Play Area	874
Private Roads & Footpaths	2550
Attenuation Features	2400
EV Chargers	880
Statutory Inspection & Testing	
Health & Safety and Site Inspections	1500
Independent ROSPA Inspection	240
BNG/Ecological Monitoring	3600
Utilities	
Lighting Provisions & EV Chargers, Electricity	1077
Insurance	
Public Liability	1200
Administration	
Management Fee	1440
Audit & Accounts	1200
Sundries	720
Sub Total	
	29000
Reserve - Repairs & Replacement	
	2760
Total	
	31760

RPI Forecast

The RPI Forecast is based upon the historic average of a **3.5%** increase per annum.

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Estate Charge	£397.00	£410.90	£425.28	£440.16	£455.57	£471.51	£488.01	£505.09	£522.77	£541.07

This Budget is an estimate based on information available at the date of preparation and may be subject to reasonable revision in the course of the development and then on an annual basis as provided for in the transfer and or lease by which an individual property is sold.

Management Fee Matrix

In addition to the above charges, an Extra Over cost of **£101.25 inclusive of VAT** will be collected for HA **Shared Managed Drive, Parking Court & Landscaping**.

HA Shared Managed Drive, Car Park & Landscaping

No of units to contribute

32

Maintenance, Inspections & Repairs	
HA Shared Managed Drive, Parking Court & Landscaping	2160
Reserve - Repairs & Replacement	
	1080
Total	
	3240

Plots benefitting from **HA Shared Managed Drive, Parking Court & Landscaping**:

- 31.
- 32.
- 33.
- 35.
- 36.
- 37.
- 38.
- 40.
- 41.
- 42.
- 43.
- 44.
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- 56.
- 57.
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- 59.
- 60.
- 61.
- 62.
- 63.
- 64.
- 65.
- 66.

RPI Forecast

The RPI Forecast is based upon the historic average of a **3.5%** increase per annum.

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Annual Charge	£101.25	£104.79	£108.46	£112.26	£116.19	£120.25	£124.46	£128.82	£133.33	£137.99

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