



## **Service Charge Budget**

in respect of

### **Romney House (Equal Split)**

prepared for

### **Vistry Partnerships**

on

*11th January 2024*

by

Remus Management Limited

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#### **Regional Offices**

##### **Southern Region**

Salisbury

##### **South West Region**

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##### **Midlands Region**

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**Schedule I**  
**Estate Service Charge Budget**  
**in respect of**  
**Romney House**  
**(Equal Split)**

	£
Landscape Maintenance	7,800.00
SUDS Maintenance	1,000.00
Arboriculturist	150.00
Cleaning of car park gullies	600.00
Electricity ( Street Lighting)	2,500.00
Public Liability Insurance	900.00
Provision for General Repairs	1,000.00
Play Equipment Inspection and Maintenance	1,500.00
Estate Furniture & Bins ( Litter and Dog Waste)	500.00
Cleaning of Hard Landcaping	400.00
Health & Safety Risk Assessment (Estate)	514.80
Management Company Costs	1,000.00
Accountancy	2,097.00
Managing Agents Fee	22,512.00
<b>Total</b>	<b><u>42,473.80</u></b>
<b>Transfer to Reserve Funds</b>	
Future replacement of play equipment and estate furniture	750.00
Sinking Fund 5 Year Electrical Lighting Inspection	400.00
Future replacement of lighting columns	500.00
Future re-surfacing of un-adopted access roads/pathways	1,500.00
Future treatment of of timber seats, benches and footbridge	250.00
	<b><u>3,400.00</u></b>
<b>Total</b>	<b><u>45,873.80</u></b>
Amount Per Property (÷ 268)	<b>£171.17</b>

**Schedule I**  
**Explanatory Notes re**  
**Estate Service Charge Budget**  
**in respect of**  
**Romney House**

**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 £7,800.00 per annum. Landscaping - Maintenance to hedges bases, amenity grass inc. litter picking, leaf collection, checking tree ties, ensuring headwalls clear, cut paths through the wildflower area and shared driveway weed control. An annual sum for pruning of the shrub beds has also been included along with the required annual cut of the wildflowers and SUDS.

**SUDS Maintenance:**

Based on an estimate of £1,000.00 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/ trees	Filter strip	Green roofs	Proprietary
<b>Regular maintenance</b>													
Inspection	■	■	■	■	■	■	■	■	■	■	■	■	■
Litter and debris removal	■	■	■	■	□	■	■	□	■	■	■		□
Grass cutting	■	■	■	■	□	■	■	□	□	■	■		
Weed and invasive plant control	□	□	□	□		□	□		□		□	■	
Shrub management (including pruning)	□	□	□	□					□	□	□		
Shoreline vegetation management	■	■	□										
Aquatic vegetation management	■	■	□										
<b>Occasional maintenance</b>													
Sediment management <sup>1</sup>	■	■	■	■	■	■	■	■	■	■	■	■	■
Vegetation replacement	□	□	□	□						□	□	■	
Vacuum sweeping and brushing										■			
<b>Remedial maintenance</b>													
Structure rehabilitation/repair	□	□	□	□	□	□	□	□	□	□	□	□	
Infiltration surface reconditioning				□	□	□	□		□	□	□		

**Key**

- will be required
- may be required

**Notes**

<sup>1</sup> Sediment should be collected and managed in pre-treatments systems, upstream of the main device.

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 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.

**Cleaning of Car Park Gullies:**

Based on an estimated cost of £600.00 per annum to clean car park gullies.

**Electricity (Street Lighting):**

Based on an annual charge of £2,500.00 per annum to cover the cost of electricity in respect of Street Lighting.

**Public Liability Insurance:**

A public liability insurance policy will be put in place at a projected annual premium of £900.00, in respect of the managed areas of the development.

**Provision for General Repairs:**

A sum of £1,000.00 per annum to cover the cost of any reactive repairs as and when required.

**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.

**Estate Furniture & Bins (Litter & Dog Waste):**

The estate furniture will be inspected and litter and dog waste bins will be emptied on a regular basis at an anticipated cost of £500.00 per annum.

**Cleaning of Hard Landscaping:**

Based an estimated cost of £400.00 per annum to clean hard landscaping areas.

**Health & Safety Risk Assessment (Estate):**

A Health & Safety Risk Assessment will be carried out after management has commenced, at a cost of approximately £515.00 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. An insurance policy will also be put in place at a projected annual premium of £250.00 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 £70.00 + VAT per property, per annum.

**Transfer to Reserve Fund:**

£750.00 per annum to cover future costs for replacement of Play Equipment and Street Furniture

£400.00 per annum for a Sinking Fund 5 Year electrical lighting inspection

£500.00 per annum to cover future costs for replacement of lighting columns

£1,500.00 per annum to cover future costs for resurfacing un-adopted access roads/pathways

£250.00 per annum to cover future costs for treatment of timber seats, benches and footbridge

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 drawing, 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 II**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**Romney House**  
**Apartment Block A - Plots 148-182**  
**(Equal Split)**

	<b>£</b>
Buildings Insurance Premium	6,846.00
Common Parts Electricity	2,310.00
Common Parts Cleaning	4,680.00
Provision for General Repairs	1,000.00
Window Cleaning (All Windows)	1,000.00
Fire Systems Maintenance Contract (Smoke Alarm/AOV/Risers)	300.00
Statutory Fire, Health & Safety Risk Assessment	547.20
Statutory Fire Door Inspections	630.00
Out of Hours	700.00
Accountancy	882.00
Managing Agents Fee	7,980.00
<b>Total</b>	<b><u>26,875.20</u></b>
<b>Transfer to Reserve Funds</b>	
Internal Redecorations	1,000.00
External Redecorations	1,000.00
	<b><u>2,000.00</u></b>
<b>Total</b>	<b><u>28,875.20</u></b>
<b>Amount per Property (÷35)</b>	<b>£825.01</b>

**Schedule II**  
**Explanatory Notes re**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**Romney House**  
**Apartment Block A – Plots 148-182**

**Buildings Insurance Premium:**

Total sq ft	23,582.00
Add 20% (internal & external common parts)	4,716.40
	28,298.40
x £150 per sq ft (rebuilding costs)	4,244,760.00
+ 20% (demolition, site clearance, architects and local authority fees etc)	848,952.00
Sum Insured	5,093,712.00
 Premium based on 12p per each hundred pounds of the sum insured	 6,112.45
+IPT@ 12%	733.49
	6,845.95

\* 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 £2,310.00 per annum to cover the cost of electricity in respect of internal and external lighting and fire systems.

**Common Parts Cleaning:**

Based on an estimate of £4,680.00 per annum to clean common parts.

**Window Cleaning (All Windows):**

Based on an estimate of 4 visits per annum at £250.00 per clean = £1,000.00 per annum.

**Provision for General Repairs:**

A sum of £1,000.00 per annum to cover the cost of any repairs as and when required.

**Fire Systems Maintenance Contract (Smoke Alarm/AOV/Risers):**

For the first 12 months all repairs/renewals should be undertaken at no cost under a supplier warranty. Thereafter an anticipated sum of £300.00 per annum would be charged to provide for a maintenance contract which complies with the supplier's guidelines.

**Fire, Health & Safety Risk Assessment:**

A Fire, Health & Safety Risk Assessment will be carried out after management has commenced, at an estimated cost of £547.20 then as and when required in accordance with statutory regulations and guidelines.

**Statutory Fire Door Inspections:**

An estimate of £630.00 per annum to undertake inspections required under The Fire Safety (England) Regulations 2022.

**Out of Hours:**

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 £190.00 + VAT per apartment, per annum. A summary of the services provided within our fees is available upon request.

**Transfer to Reserve Fund:**

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

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

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 III**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**Romney House**  
**Apartment Block B - Plots 183-208**  
**(Equal Split)**

	£
Buildings Insurance Premium	5,270.00
Common Parts Electricity	1,716.00
Common Parts Cleaning	3,120.00
Window Cleaning (All Windows)	900.00
Provision for General Repairs	800.00
Fire Systems Maintenance Contract (Smoke Alarm/AOV/Risers)	280.00
Statutory Fire, Health & Safety Risk Assessment	547.20
Statutory Fire Door Inspections	468.00
Out of Hours	520.00
Accountancy	838.00
Managing Agents Fee	5,928.00
<b>Total</b>	<b><u>20,387.20</u></b>
<b>Transfer to Reserve Funds</b>	
Internal Redecorations	900.00
External Redecorations	900.00
	<b><u>1,800.00</u></b>
<b>Total</b>	<b><u>22,187.20</u></b>
<b>Amount per Property (÷26 )</b>	<b>£853.35</b>

**Schedule III  
Explanatory Notes re  
Apartment Block Service Charge Budget  
in respect of  
Romney House  
Apartment Block B – Plots 183-208**

**Buildings Insurance Premium:**

Total sq ft	18,154.00
Add 20% (internal & external common parts)	3,630.80
	21,784.80
x £150 per sq ft (rebuilding costs)	3,267,720.00
+ 20% (demolition, site clearance, architects and local authority fees etc)	653,544.00
Sum Insured	3,921,264.00
 Premium based on 12p per each hundred pounds of the sum insured	 5,705.52
+IPT@ 12%	564.66
	5,270.18

\* 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 £1,716.00 per annum to cover the cost of electricity in respect of internal and external lighting and fire systems.

**Common Parts Cleaning:**

Based on an estimate of £3,120.00 per annum to clean common parts.

**Window Cleaning (All Windows):**

Based on an estimate of 4 visits per annum at £225.00 per clean = £900.00 per annum.

**Provision for General Repairs:**

A sum of £800.00 per annum to cover the cost of any repairs as and when required.

**Fire Systems Maintenance Contract (Smoke Alarm/AOV/Risers):**

For the first 12 months all repairs/renewals should be undertaken at no cost under a supplier warranty. Thereafter an anticipated sum of £280.00 per annum would be charged to provide for a maintenance contract which complies with the supplier's guidelines.

**Fire, Health & Safety Risk Assessment:**

A Fire, Health & Safety Risk Assessment will be carried out after management has commenced, at an estimated cost of £547.20 then as and when required in accordance with statutory regulations and guidelines.

**Statutory Fire Door Inspections:**

An estimate of £468.00 per annum to undertake inspections required under The Fire Safety (England) Regulations 2022.

**Out of Hours:**

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 £190.00 + VAT per apartment, per annum. A summary of the services provided within our fees is available upon request.

**Transfer to Reserve Fund:**

Internal Redecoration: £900.00 per annum to cover future costs.

External Redecoration: £900.00 per annum to cover future costs.

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 IV**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**Romney House**  
**Apartment Block C - Plots 209-225**  
**(Equal Split)**

	£
Buildings Insurance Premium	3,258.00
Common Parts Electricity	1,122.00
Common Parts Cleaning	2,340.00
Window Cleaning (All Windows)	700.00
Provision for General Repairs	700.00
Fire Systems Maintenance Contract (Smoke Alarm/AOV/Risers)	250.00
Statutory Fire, Health & Safety Risk Assessment	439.20
Statutory Fire Door Inspections	306.00
Out of Hours	340.00
Accountancy	515.00
Managing Agents Fee	3,876.00
<b>Total</b>	<b><u>13,846.20</u></b>
<b>Transfer to Reserve Funds</b>	
Internal Redecorations	500.00
External Redecorations	500.00
	<b><u>1,000.00</u></b>
<b>Total</b>	<b><u>14,846.20</u></b>
<b>Amount per Property (÷17 )</b>	<b>£873.31</b>

**Schedule IV  
Explanatory Notes re  
Apartment Block Service Charge Budget  
in respect of  
Romney House  
Apartment Block C – Plots 209-225**

**Buildings Insurance Premium:**

Total sq ft	11,221.00
Add 20% (internal & external common parts)	2,244.20
	13,465.20
x £150 per sq ft (rebuilding costs)	2,019,780.00
+ 20% (demolition, site clearance, architects and local authority fees etc)	403,956.00
Sum Insured	2,423,736.00
 Premium based on 12p per each hundred pounds of the sum insured	 2,908.48
+IPT@ 12%	349.02
	3,257.50

\* 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 £1,122.00 per annum to cover the cost of electricity in respect of internal and external lighting and fire systems.

**Common Parts Cleaning:**

Based on an estimate of £2,340.00 per annum to clean common parts.

**Window Cleaning (All Windows):**

Based on an estimate of 4 visits per annum at £175.00 per clean = £700.00 per annum.

**Provision for General Repairs:**

A sum of £700.00 per annum to cover the cost of any repairs as and when required.

**Fire Systems Maintenance Contract (Smoke Alarm/AOV/Risers):**

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.

**Fire, Health & Safety Risk Assessment:**

A Fire, Health & Safety Risk Assessment will be carried out after management has commenced, at an estimated cost of £439.20 then as and when required in accordance with statutory regulations and guidelines.

**Statutory Fire Door Inspections:**

An estimate of £306.00 per annum to undertake inspections required under The Fire Safety (England) Regulations 2022.

**Out of Hours:**

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 £190.00 + VAT per apartment, per annum. A summary of the services provided within our fees is available upon request.

**Transfer to Reserve Fund:**

Internal Redecoration: £500.00 per annum to cover future costs.

External Redecoration: £500.00 per annum to cover future costs.

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 V**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**Romney House**  
**Apartment Block D - Plots 226-244**  
**(Equal Split)**

	£
Buildings Insurance Premium	3,837.00
Common Parts Electricity	1,254.00
Common Parts Cleaning	2,340.00
Window Cleaning (All Windows)	700.00
Provision for General Repairs	700.00
Fire Systems Maintenance Contract (Smoke Alarm/AOV/Risers)	250.00
Statutory Fire, Health & Safety Risk Assessment	439.20
Statutory Fire Door Inspections	342.00
Out of Hours	380.00
Accountancy	555.00
Managing Agents Fee	4,332.00
<b>Total</b>	<b><u>15,129.20</u></b>
<b>Transfer to Reserve Funds</b>	
Internal Redecorations	700.00
External Redecorations	700.00
	<b><u>1,400.00</u></b>
<b>Total</b>	<b><u>16,529.20</u></b>
<b>Amount per Property (÷19 )</b>	<b>£869.96</b>

**Schedule V**  
**Explanatory Notes re**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**Romney House**  
**Apartment Block D – Plots 226-244**

**Buildings Insurance Premium:**

Total sq ft	13,218.00
Add 20% (internal & external common parts)	2,643.60
	15,861.60
x £150 per sq ft (rebuilding costs)	2,379,240.00
+ 20% (demolition, site clearance, architects and local authority fees etc)	475,848.00
Sum Insured	2,855,088.00
 Premium based on 12p per each hundred pounds of the sum insured	 3,426.11
+IPT@ 12%	411.13
	3,837.24

\* 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 £1,254.00 per annum to cover the cost of electricity in respect of internal and external lighting and fire systems.

**Common Parts Cleaning:**

Based on an estimate of £2,340.00 per annum to clean common parts.

**Window Cleaning (All Windows):**

Based on an estimate of 4 visits per annum at £175.00 per clean = £700.00 per annum.

**Provision for General Repairs:**

A sum of £700.00 per annum to cover the cost of any repairs as and when required.

**Fire Systems Maintenance Contract (Smoke Alarm/AOV/Risers):**

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.

**Fire, Health & Safety Risk Assessment:**

A Fire, Health & Safety Risk Assessment will be carried out after management has commenced, at an estimated cost of £439.20 then as and when required in accordance with statutory regulations and guidelines.



**Statutory Fire Door Inspections:**

An estimate of £342.00 per annum to undertake inspections required under The Fire Safety (England) Regulations 2022.

**Out of Hours:**

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 £190.00 + VAT per apartment, per annum. A summary of the services provided within our fees is available upon request.

**Transfer to Reserve Fund:**

Internal Redecoration: £700.00 per annum to cover future costs.

External Redecoration: £700.00 per annum to cover future costs.

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 VI**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**Romney House**  
**Apartment Block E - Plots 245-268**  
**(Equal Split)**

	£
Buildings Insurance Premium	4,622.00
Common Parts Electricity	1,584.00
Common Parts Cleaning	3,120.00
Window Cleaning (All Windows)	800.00
Provision for General Repairs	800.00
Fire Systems Maintenance Contract (Smoke Alarm/AOV/Risers)	250.00
Statutory Fire, Health & Safety Risk Assessment	439.20
Statutory Fire Door Inspection	432.00
Out of Hours	480.00
Accountancy	658.00
Managing Agents Fee	5,472.00
<b>Total</b>	<b><u>18,657.20</u></b>
<b>Transfer to Reserve Funds</b>	
Internal Redecorations	850.00
External Redecorations	850.00
	<b><u>1,700.00</u></b>
<b>Total</b>	<b><u>20,357.20</u></b>
<b>Amount per Property (÷24 )</b>	<b>£848.22</b>

**Schedule VI**  
**Explanatory Notes re**  
**Apartment Block Service Charge Budget**  
**in respect of**  
**Romney House**  
**Apartment Block E – Plots 245-268**

**Buildings Insurance Premium:**

Total sq ft	15,923.00
Add 20% (internal & external common parts)	3,184.60
	19,107.60
x £150 per sq ft (rebuilding costs)	2,866,140.00
+ 20% (demolition, site clearance, architects and local authority fees etc)	573,228.00
Sum Insured	3,439,368.00
 Premium based on 12p per each hundred pounds of the sum insured	 4,127.24
+IPT@ 12%	495.27
	4,622.51

\* 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 £1,584.00 per annum to cover the cost of electricity in respect of internal and external lighting and fire systems.

**Common Parts Cleaning:**

Based on an estimate of £3,120.00 per annum to clean common parts.

**Window Cleaning (All Windows):**

Based on an estimate of 4 visits per annum at £200.00 per clean = £800.00 per annum.

**Provision for General Repairs:**

A sum of £800.00 per annum to cover the cost of any repairs as and when required.

**Fire Systems Maintenance Contract (Smoke Alarm/AOV/Risers):**

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.

**Fire, Health & Safety Risk Assessment:**

A Fire, Health & Safety Risk Assessment will be carried out after management has commenced, at an estimated cost of £439.20 then as and when required in accordance with statutory regulations and guidelines.

**Statutory Fire Door Inspections:**

An estimate of £432.00 per annum to undertake inspections required under The Fire Safety (England) Regulations 2022.

**Out of Hours:**

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 £190.00 + VAT per apartment, per annum. A summary of the services provided within our fees is available upon request.

**Transfer to Reserve Fund:**

Internal Redecoration: £850.00 per annum to cover future costs.

External Redecoration: £850.00 per annum to cover future costs.

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.

Plot Numbers	Contribution to Schedule I	Contribution to Schedule II	Contribution to Schedule III	Contribution Schedule IV	Contribution Schedule V	Contribution Schedule VI	Total
1	171.17	0.00	0.00	0.00	0.00	0.00	171.17
2	171.17	0.00	0.00	0.00	0.00	0.00	171.17
3	171.17	0.00	0.00	0.00	0.00	0.00	171.17
4	171.17	0.00	0.00	0.00	0.00	0.00	171.17
5	171.17	0.00	0.00	0.00	0.00	0.00	171.17
6	171.17	0.00	0.00	0.00	0.00	0.00	171.17
7	171.17	0.00	0.00	0.00	0.00	0.00	171.17
8	171.17	0.00	0.00	0.00	0.00	0.00	171.17
9	171.17	0.00	0.00	0.00	0.00	0.00	171.17
10	171.17	0.00	0.00	0.00	0.00	0.00	171.17
11	171.17	0.00	0.00	0.00	0.00	0.00	171.17
12	171.17	0.00	0.00	0.00	0.00	0.00	171.17
13	171.17	0.00	0.00	0.00	0.00	0.00	171.17
14	171.17	0.00	0.00	0.00	0.00	0.00	171.17
15	171.17	0.00	0.00	0.00	0.00	0.00	171.17
16	171.17	0.00	0.00	0.00	0.00	0.00	171.17
17	171.17	0.00	0.00	0.00	0.00	0.00	171.17
18	171.17	0.00	0.00	0.00	0.00	0.00	171.17
19	171.17	0.00	0.00	0.00	0.00	0.00	171.17
20	171.17	0.00	0.00	0.00	0.00	0.00	171.17
21	171.17	0.00	0.00	0.00	0.00	0.00	171.17
22	171.17	0.00	0.00	0.00	0.00	0.00	171.17
23	171.17	0.00	0.00	0.00	0.00	0.00	171.17
24	171.17	0.00	0.00	0.00	0.00	0.00	171.17
25	171.17	0.00	0.00	0.00	0.00	0.00	171.17

26	171.17	0.00	0.00	0.00	0.00	0.00	171.17
27	171.17	0.00	0.00	0.00	0.00	0.00	171.17
28	171.17	0.00	0.00	0.00	0.00	0.00	171.17
29	171.17	0.00	0.00	0.00	0.00	0.00	171.17
30	171.17	0.00	0.00	0.00	0.00	0.00	171.17
31	171.17	0.00	0.00	0.00	0.00	0.00	171.17
32	171.17	0.00	0.00	0.00	0.00	0.00	171.17
33	171.17	0.00	0.00	0.00	0.00	0.00	171.17
34	171.17	0.00	0.00	0.00	0.00	0.00	171.17
35	171.17	0.00	0.00	0.00	0.00	0.00	171.17
36	171.17	0.00	0.00	0.00	0.00	0.00	171.17
37	171.17	0.00	0.00	0.00	0.00	0.00	171.17
38	171.17	0.00	0.00	0.00	0.00	0.00	171.17
39	171.17	0.00	0.00	0.00	0.00	0.00	171.17
40	171.17	0.00	0.00	0.00	0.00	0.00	171.17
41	171.17	0.00	0.00	0.00	0.00	0.00	171.17
42	171.17	0.00	0.00	0.00	0.00	0.00	171.17
43	171.17	0.00	0.00	0.00	0.00	0.00	171.17
44	171.17	0.00	0.00	0.00	0.00	0.00	171.17
45	171.17	0.00	0.00	0.00	0.00	0.00	171.17
46	171.17	0.00	0.00	0.00	0.00	0.00	171.17
47	171.17	0.00	0.00	0.00	0.00	0.00	171.17
48	171.17	0.00	0.00	0.00	0.00	0.00	171.17
49	171.17	0.00	0.00	0.00	0.00	0.00	171.17
50	171.17	0.00	0.00	0.00	0.00	0.00	171.17
51	171.17	0.00	0.00	0.00	0.00	0.00	171.17
52	171.17	0.00	0.00	0.00	0.00	0.00	171.17
53	171.17	0.00	0.00	0.00	0.00	0.00	171.17
54	171.17	0.00	0.00	0.00	0.00	0.00	171.17
55	171.17	0.00	0.00	0.00	0.00	0.00	171.17
56	171.17	0.00	0.00	0.00	0.00	0.00	171.17
57	171.17	0.00	0.00	0.00	0.00	0.00	171.17
58	171.17	0.00	0.00	0.00	0.00	0.00	171.17
59	171.17	0.00	0.00	0.00	0.00	0.00	171.17

60	171.17	0.00	0.00	0.00	0.00	0.00	171.17
61	171.17	0.00	0.00	0.00	0.00	0.00	171.17
62	171.17	0.00	0.00	0.00	0.00	0.00	171.17
63	171.17	0.00	0.00	0.00	0.00	0.00	171.17
64	171.17	0.00	0.00	0.00	0.00	0.00	171.17
65	171.17	0.00	0.00	0.00	0.00	0.00	171.17
66	171.17	0.00	0.00	0.00	0.00	0.00	171.17
67	171.17	0.00	0.00	0.00	0.00	0.00	171.17
68	171.17	0.00	0.00	0.00	0.00	0.00	171.17
69	171.17	0.00	0.00	0.00	0.00	0.00	171.17
70	171.17	0.00	0.00	0.00	0.00	0.00	171.17
71	171.17	0.00	0.00	0.00	0.00	0.00	171.17
72	171.17	0.00	0.00	0.00	0.00	0.00	171.17
73	171.17	0.00	0.00	0.00	0.00	0.00	171.17
74	171.17	0.00	0.00	0.00	0.00	0.00	171.17
75	171.17	0.00	0.00	0.00	0.00	0.00	171.17
76	171.17	0.00	0.00	0.00	0.00	0.00	171.17
77	171.17	0.00	0.00	0.00	0.00	0.00	171.17
78	171.17	0.00	0.00	0.00	0.00	0.00	171.17
79	171.17	0.00	0.00	0.00	0.00	0.00	171.17
80	171.17	0.00	0.00	0.00	0.00	0.00	171.17
81	171.17	0.00	0.00	0.00	0.00	0.00	171.17
82	171.17	0.00	0.00	0.00	0.00	0.00	171.17
83	171.17	0.00	0.00	0.00	0.00	0.00	171.17
84	171.17	0.00	0.00	0.00	0.00	0.00	171.17
85	171.17	0.00	0.00	0.00	0.00	0.00	171.17
86	171.17	0.00	0.00	0.00	0.00	0.00	171.17
87	171.17	0.00	0.00	0.00	0.00	0.00	171.17
88	171.17	0.00	0.00	0.00	0.00	0.00	171.17
89	171.17	0.00	0.00	0.00	0.00	0.00	171.17
90	171.17	0.00	0.00	0.00	0.00	0.00	171.17
91	171.17	0.00	0.00	0.00	0.00	0.00	171.17
92	171.17	0.00	0.00	0.00	0.00	0.00	171.17
93	171.17	0.00	0.00	0.00	0.00	0.00	171.17

94	171.17	0.00	0.00	0.00	0.00	0.00	171.17
95	171.17	0.00	0.00	0.00	0.00	0.00	171.17
96	171.17	0.00	0.00	0.00	0.00	0.00	171.17
97	171.17	0.00	0.00	0.00	0.00	0.00	171.17
98	171.17	0.00	0.00	0.00	0.00	0.00	171.17
99	171.17	0.00	0.00	0.00	0.00	0.00	171.17
100	171.17	0.00	0.00	0.00	0.00	0.00	171.17
101	171.17	0.00	0.00	0.00	0.00	0.00	171.17
102	171.17	0.00	0.00	0.00	0.00	0.00	171.17
103	171.17	0.00	0.00	0.00	0.00	0.00	171.17
104	171.17	0.00	0.00	0.00	0.00	0.00	171.17
105	171.17	0.00	0.00	0.00	0.00	0.00	171.17
106	171.17	0.00	0.00	0.00	0.00	0.00	171.17
107	171.17	0.00	0.00	0.00	0.00	0.00	171.17
108	171.17	0.00	0.00	0.00	0.00	0.00	171.17
109	171.17	0.00	0.00	0.00	0.00	0.00	171.17
110	171.17	0.00	0.00	0.00	0.00	0.00	171.17
111	171.17	0.00	0.00	0.00	0.00	0.00	171.17
112	171.17	0.00	0.00	0.00	0.00	0.00	171.17
113	171.17	0.00	0.00	0.00	0.00	0.00	171.17
114	171.17	0.00	0.00	0.00	0.00	0.00	171.17
115	171.17	0.00	0.00	0.00	0.00	0.00	171.17
116	171.17	0.00	0.00	0.00	0.00	0.00	171.17
117	171.17	0.00	0.00	0.00	0.00	0.00	171.17
118	171.17	0.00	0.00	0.00	0.00	0.00	171.17
119	171.17	0.00	0.00	0.00	0.00	0.00	171.17
120	171.17	0.00	0.00	0.00	0.00	0.00	171.17
121	171.17	0.00	0.00	0.00	0.00	0.00	171.17
122	171.17	0.00	0.00	0.00	0.00	0.00	171.17
123	171.17	0.00	0.00	0.00	0.00	0.00	171.17
124	171.17	0.00	0.00	0.00	0.00	0.00	171.17
125	171.17	0.00	0.00	0.00	0.00	0.00	171.17
126	171.17	0.00	0.00	0.00	0.00	0.00	171.17
127	171.17	0.00	0.00	0.00	0.00	0.00	171.17



128	171.17	0.00	0.00	0.00	0.00	0.00	171.17
129	171.17	0.00	0.00	0.00	0.00	0.00	171.17
130	171.17	0.00	0.00	0.00	0.00	0.00	171.17
131	171.17	0.00	0.00	0.00	0.00	0.00	171.17
132	171.17	0.00	0.00	0.00	0.00	0.00	171.17
133	171.17	0.00	0.00	0.00	0.00	0.00	171.17
134	171.17	0.00	0.00	0.00	0.00	0.00	171.17
135	171.17	0.00	0.00	0.00	0.00	0.00	171.17
136	171.17	0.00	0.00	0.00	0.00	0.00	171.17
137	171.17	0.00	0.00	0.00	0.00	0.00	171.17
138	171.17	0.00	0.00	0.00	0.00	0.00	171.17
139	171.17	0.00	0.00	0.00	0.00	0.00	171.17
140	171.17	0.00	0.00	0.00	0.00	0.00	171.17
141	171.17	0.00	0.00	0.00	0.00	0.00	171.17
142	171.17	0.00	0.00	0.00	0.00	0.00	171.17
143	171.17	0.00	0.00	0.00	0.00	0.00	171.17
144	171.17	0.00	0.00	0.00	0.00	0.00	171.17
145	171.17	0.00	0.00	0.00	0.00	0.00	171.17
146	171.17	0.00	0.00	0.00	0.00	0.00	171.17
147	171.17	0.00	0.00	0.00	0.00	0.00	171.17
148	171.17	825.01	0.00	0.00	0.00	0.00	996.18
149	171.17	825.01	0.00	0.00	0.00	0.00	996.18
150	171.17	825.01	0.00	0.00	0.00	0.00	996.18
151	171.17	825.01	0.00	0.00	0.00	0.00	996.18
152	171.17	825.01	0.00	0.00	0.00	0.00	996.18
153	171.17	825.01	0.00	0.00	0.00	0.00	996.18
154	171.17	825.01	0.00	0.00	0.00	0.00	996.18
155	171.17	825.01	0.00	0.00	0.00	0.00	996.18
156	171.17	825.01	0.00	0.00	0.00	0.00	996.18
157	171.17	825.01	0.00	0.00	0.00	0.00	996.18
158	171.17	825.01	0.00	0.00	0.00	0.00	996.18
159	171.17	825.01	0.00	0.00	0.00	0.00	996.18
160	171.17	825.01	0.00	0.00	0.00	0.00	996.18
161	171.17	825.01	0.00	0.00	0.00	0.00	996.18

162	171.17	825.01	0.00	0.00	0.00	0.00	996.18
163	171.17	825.01	0.00	0.00	0.00	0.00	996.18
164	171.17	825.01	0.00	0.00	0.00	0.00	996.18
165	171.17	825.01	0.00	0.00	0.00	0.00	996.18
166	171.17	825.01	0.00	0.00	0.00	0.00	996.18
167	171.17	825.01	0.00	0.00	0.00	0.00	996.18
168	171.17	825.01	0.00	0.00	0.00	0.00	996.18
169	171.17	825.01	0.00	0.00	0.00	0.00	996.18
170	171.17	825.01	0.00	0.00	0.00	0.00	996.18
171	171.17	825.01	0.00	0.00	0.00	0.00	996.18
172	171.17	825.01	0.00	0.00	0.00	0.00	996.18
173	171.17	825.01	0.00	0.00	0.00	0.00	996.18
174	171.17	825.01	0.00	0.00	0.00	0.00	996.18
175	171.17	825.01	0.00	0.00	0.00	0.00	996.18
176	171.17	825.01	0.00	0.00	0.00	0.00	996.18
177	171.17	825.01	0.00	0.00	0.00	0.00	996.18
178	171.17	825.01	0.00	0.00	0.00	0.00	996.18
179	171.17	825.01	0.00	0.00	0.00	0.00	996.18
180	171.17	825.01	0.00	0.00	0.00	0.00	996.18
181	171.17	825.01	0.00	0.00	0.00	0.00	996.18
182	171.17	825.01	0.00	0.00	0.00	0.00	996.18
183	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
184	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
185	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
186	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
187	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
188	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
189	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
190	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
191	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
192	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
193	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
194	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
195	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52

196	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
197	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
198	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
199	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
200	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
201	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
202	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
203	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
204	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
205	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
206	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
207	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
208	171.17	0.00	853.35	0.00	0.00	0.00	1,024.52
209	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
210	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
211	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
212	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
213	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
214	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
215	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
216	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
217	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
218	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
219	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
220	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
221	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
222	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
223	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
224	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
225	171.17	0.00	0.00	873.31	0.00	0.00	1,044.48
226	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
227	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
228	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
229	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13

230	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
231	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
232	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
233	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
234	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
235	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
236	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
237	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
238	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
239	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
240	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
241	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
242	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
243	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
244	171.17	0.00	0.00	0.00	869.96	0.00	1,041.13
245	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
246	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
247	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
248	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
249	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
250	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
251	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
252	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
253	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
254	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
255	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
256	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
257	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
258	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
259	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
260	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
261	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
262	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
263	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39

264	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
265	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
266	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
267	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
268	171.17	0.00	0.00	0.00	0.00	848.22	1,019.39
<b>Total</b>	<b>45,873.80</b>	<b>28,875.20</b>	<b>22,187.20</b>	<b>14,846.20</b>	<b>16,529.20</b>	<b>20,357.20</b>	<b>148,668.80</b>

### 10 Year Budget Projection

	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
<b>Inflation Percentage</b>	<b>6.9</b>	<b>2.8</b>	<b>1.7</b>	<b>1.5</b>	<b>1.5</b>	<b>1.5</b>	<b>1.5</b>	<b>1.5</b>	<b>1.5</b>	<b>1.5</b>

Inflation rates quoted accord with the Bank of England Monetary Policy as issued in August 2023 up to 2026 and thereafter are shown at 1.5% 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	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
2	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
3	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
4	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
5	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
6	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
7	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
8	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
9	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
10	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
11	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
12	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
13	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
14	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
15	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
16	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
17	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
18	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
19	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18
20	171.17	171.17	182.98	188.11	191.30	194.17	197.09	200.04	203.04	206.09	209.18

















245	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
246	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
247	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
248	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
249	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
250	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
251	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
252	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
253	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
254	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
255	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
256	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
257	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
258	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
259	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
260	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
261	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
262	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
263	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
264	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
265	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
266	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
267	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
268	1019.39	1,019.39	1,089.73	1,120.24	1,139.28	1,156.37	1,173.72	1,191.32	1,209.19	1,227.33	1,245.74
<b>Total</b>	<b>148,668.80</b>	<b>148,668.80</b>	<b>158,926.95</b>	<b>163,376.90</b>	<b>166,154.31</b>	<b>168,646.62</b>	<b>171,176.32</b>	<b>173,743.97</b>	<b>176,350.13</b>	<b>178,995.38</b>	<b>181,680.31</b>

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.