



trinity

Service Charge Information Pack

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About Trinity

Quality service is the priority of what we do in our business

Trinity is a leading Residential Property Management Company. We are committed to offering the highest standards of service to the developments that we manage.

We manage the full range of residential property across England and Wales from small blocks of flats to large city centre developments, mixed estates of houses and flats, refurbished country houses and cul-de-sacs of freehold houses. Trinity's directors and senior staff have many years experience in Residential Property Management.

Our dedicated customer service team based in Hertfordshire provide support to your locally based Property Manager who has the local knowledge and experience to manage your property.

Our Customers

Each development is allocated a proactive and dedicated management team. Our office based customer support team will respond to most customer service enquiries, progress maintenance issues and deal with correspondence from our customers.

We have a network of locally based, experienced Property Managers, who are responsible for a number of development within their geographical area. The Property Manager places and supervises the various service contracts and completes regular development inspections to ensure the correct standards are maintained, they will also deal with any management issues.

Residents Communication

We've made it quicker and easier for you to report communal repairs

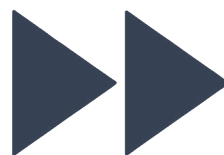
Introducing Fixflo our new online repair reporting tool



Report online
24/7



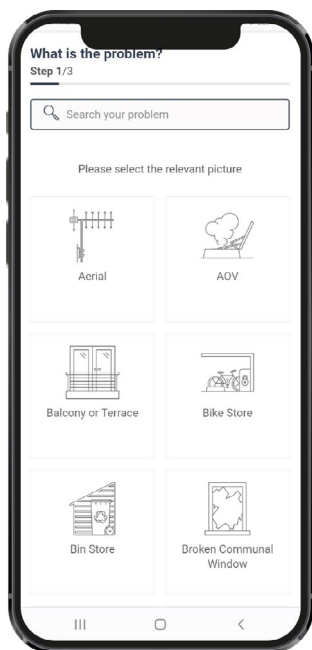
Over 40
languages
available



More details
= faster fixes



Emails &
updates sent
to you



trinityestates.fixflo.com

- Go to trinityestates.fixflo.com from your phone, laptop or tablet
- Select your language and the most accurate picture and then fill in as much detail as possible
- Trinity will receive an instant notification and you will receive instant confirmation
- Our customer support team will progress the issue & you can login at any time to view the status of the issue

Your Questions Answered - Houses

Trinity will send you a Welcome Letter once we begin management, providing you with our Residents Information Pack which contains further details about Trinity and the services we will be providing to you and your development.

Who are Trinity?

Trinity (Estates) Property Management Ltd is a private national management company formed to provide the highest levels of service to residential properties. Once handed over into our care from the developer, Trinity are responsible for provision of services to the communal areas within your development as defined within your lease and for the benefit of you, the owners.

What is a Service Charge?

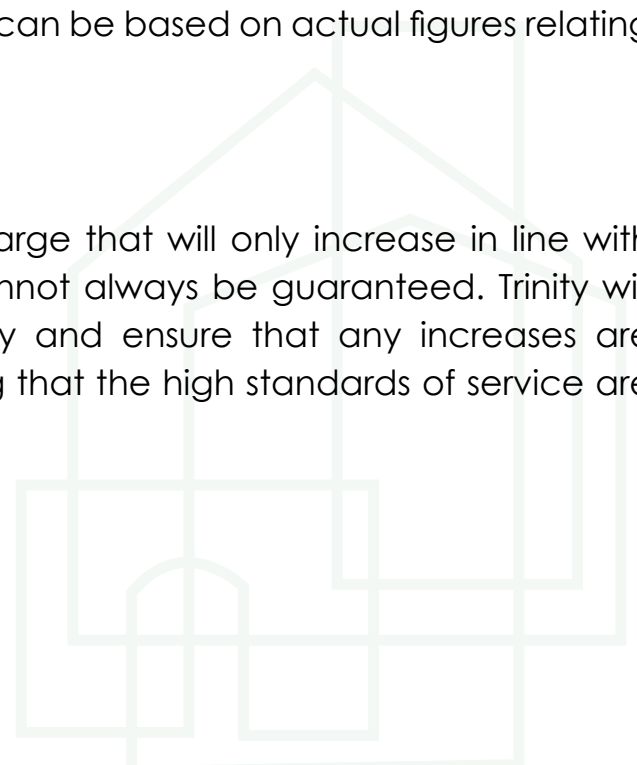
The Service Charge is designed to cover the maintenance and running costs of your development. This depends on what type of property you live in but can include maintenance of any communal areas, insurance and maintenance of the communal structures, gardening, management of the estate etc. so that you, the owner, only need be responsible for the inside of your new home.

How is the Service Charge Calculated?

Your first year's budget has been carefully calculated and agreed with the developer using all our experience, however for the first year at least, it must be remembered that this is an estimate. Subsequent budgets can be based on actual figures relating to your development from the year before.

Will the service charge increase?

Our aim is to produce an initial Service Charge that will only increase in line with inflation after the first year although this cannot always be guaranteed. Trinity will manage your development carefully to try and ensure that any increases are kept to an absolute minimum whilst ensuring that the high standards of service are maintained.



Your Questions Answered -Houses

What are the insurance arrangements?

Trinity will arrange for Public Liability insurance for the communal areas, Terrorism cover and Employers liability where appropriate are also provided as part of the policy. **You will need to arrange your own buildings and contents insurance for your property.**

How will my Development be managed?

Your transfer will set out the conditions for you living there, the owner of the developments rights and responsibilities and the Management Company's rights and responsibilities. In order to manage your development effectively all parties will be legally obliged to act in accordance with the transfer at all times.

How do I pay for my service charge?

Your Service Charge is payable in advance and Direct Debit facilities are available for your convenience, otherwise it is payable in accordance with the frequency stated in your transfer.

Monies from all contributors are paid into a trustee bank account set up for your development and all services set out in your lease are paid for from this account.

Transactions in and out of the account are authorised every year by an independent firm of chartered accountants, and sent to each owner in line with the legal requirements of a Management Company.

What is a sinking fund?

The Sinking Fund is a separate fund in your development's trustee bank account which is designed to build up as a contribution towards major items of expenditure for example, re-surfacing of private roadways, replacement of lighting etc. Including a Sinking Fund from the outset with all units contributing every year, enables better budgeting for these costs and should help to offset any additional payments by residents when major expenditure is required.

What happens to monies I paid on completion?

Any monies you pay towards the service charge on completion of your property will be held in a separate trustee bank account under your name. This money will not be touched by us until Trinity begin providing services to your development.



trinity

Service Charge Breakdown

TPG 

Trinity Estates is Part of
The Trinity Property Group

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DEVELOPMENT NOTES / SERVICE CHARGE

The Netherhampton Road, Salisbury development is a mixed-use scheme comprising of 640 residential dwellings, a local centre, primary school, POS including a country park

Phase 1 consists of 76 Bovis private houses, 45 Linden private houses, 69 HA houses, 43 HA apartments, 1 HA FOG – 234 units and 4 retail units - 238 units in total

All 640 units on the development will be required to contribute towards the **Estate Charge** for maintenance and upkeep of the Public Open Space (POS) areas, LEAP's, attenuation features, private roadways/courtyards, Service Charge Budget professional fees and PL Insurances etc.

There are no apartment block management requirements, the HA will manage their own block and FOG units. Aster will be responsible for their own parcels, as highlighted blue on the Conveyance Plan

The Management Company will be responsible for the landscaping, maintenance and upkeep of the public open space areas within the development, including the Country Park

The main roadway, associated surface water drainage and lighting as highlighted on the Proposed Adoption Plan, will be adopted by the Local Authority and will not be the responsibility of the Management Company. The Management Company will be responsible for the private driveways and parking courtyards, there is no private lighting within the courtyards

Foul drainage systems and pumping station on the development will be adopted and will not be the responsibility of the Management Company

The Management Company will be responsible for the 4x attenuation ponds within the development

The Management Company will be responsible for all street furniture including wooden gate, railings, informal pathways, litter bins, bird/bat boxes, signage, Archaeological features etc. associated within the areas of managed POS

There are 2x LEAPs and a NEAP within the development – these will be the responsibility of the Management Company, along with any associated bins, benches, railings etc.

Arboriculturalist services will be required to maintain the older trees on the development

Public liability insurance will be provided through the Service Charge to cover the managed external areas within the development

Refuse removal will be provided by the Local Authority as part of the Council Tax Charge

There will be a RMC (Residential Management Company) set up for the development and we have accounted for the related Secretarial Services, Directors & Officers Insurance etc.

Prior to commencement of management of the development by Trinity, the developer (or the

developer's solicitors) shall provide a list of all those documents that Trinity is to observe in their management. The Developer shall indemnify Trinity against any liability resulting from any omission in that list and any failure of Trinity to meet any obligation in a document not included in that list

The Developer and Trinity agree that Trinity's management of the development shall be on the same terms as its management of developments it has already taken into management on behalf of the developer

Netherhampton Rd, Salisbury
Budget period ending 31/12/2024

No.	Item	Budget for the year	NOTES
1	Landscape Maintenance	£93,000	Landscape maintenance of Public Open Space areas, includes cutting of grass, weeding, tending of flower beds, borders and shrubs, litter picking, sweeping of walkways etc. Frequency and duration of visits will vary throughout the year i.e. more frequent and longer during growing season, less frequent and shorter during winter months
2	Play Area Maintenance	£1,620	Maintenance of the play equipment and its safety surface including treatment/painting as required etc.
3	Attenuation Basin/Balancing Pond	£4,000	Maintenance costs associated with the attenuation ponds and hydrobrakes. This includes regular inspections and maintenance as required etc.
4	General Repairs & Maintenance	£2,000	Budgetary costs to cover for day to day repairs of communal items such as signage, informal pathways, benches, bins etc. Such repairs exclude any work to private units or anything within their demise.
5	Private Roadway/Carpark Maintenance	£960	Maintenance of the un-adopted roadway, including regular sweeping, weed treatments etc.
6	Arboriculturalist Costs	£4,000	Costs relating to minor tree works that are required
7	Reactive Refuse Removal	£1,000	Removal of larger items of refuse or items not placed in bins properly
8	Directors & Officers Insurance	£630	This is to provide liability cover for the Directors of the Resident Management Company
9	Public Liability Insurance	£800	Includes comprehensive Public Liability cover
10	Health and Safety Assessment	£1,162	** The instruction of professional surveyors to carry out and certify inspections for required Health and Safety, Fire Risk and General Risk assessments
11	Play Area Inspection Costs	£1,116	** Costs for regular Health & Safety inspection for play equipment and safety surface
12	Accountancy Fee	£1,231	Annual fee for independent certification of Service Charge Accounts
13	Management Fee	£40,320	Fixed Management Fee (not a percentage of total Service Charge).
14	Company Administration/Secretarial Fee	£336	*** Annual fee for the administration and filing of annual RMC accounts
15	Banking Charges	£63	Bank Charges relating to scheme trustee bank account
16	Estate Sinking Fund	£2,000	A fund designed to build up and pay towards the future costs of the estate and any associated major works
17	Private Roadway Sinking Fund	£1,280	A fund designed to build up and pay towards the future costs of the private roadway and pavement re-surfacing and any associated items that may include, such as gullies etc.
18	Arboricultural Sinking Fund	£2,560	Contribution to the arboricultural fund for future tree and planting works
19	Play Area Sinking Fund	£640	A fund designed to build up and pay towards the future costs of the play area including re-surfacing and associated items such as replacement play equipment, gates or benches etc

Total	£158,718
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**The Health & Safety reports are undertaken by Trinity2

***The Company Secretarial compliance role is undertaken by Trinity2

Netherhampton Rd, Salisbury
Budget period ending 31/12/2024

<u>Expenditure Headings</u>	<u>Total</u> <u>Charges</u> <u>2024</u>	<u>Estate</u> <u>Charge</u> <u>640</u>
<u>Regular/Cyclical (Contract) Maintenance</u>		
1 Landscape Maintenance	93000	93000
2 Play Area Maintenance	1620	1620
3 Attenuation Basin/Balancing Pond	4000	4000
<hr/>		
<u>General & Reactive Expenditure</u>		
4 General Repairs & Maintenance	2000	2000
5 Private Roadway/Carpark Maintenance	960	960
6 Arboriculturalist Costs	4000	4000
7 Reactive Refuse Removal	1000	1000
<hr/>		
<u>Insurance</u>		
8 Directors & Officers Insurance	630	630
9 Public Liability Insurance	800	800
<hr/>		
<u>Health and Safety</u>		
10 Health & Safety Assessment	1162	1162
11 Play Area Inspection Costs	1116	1116
<hr/>		
<u>Professional Fees/Services</u>		
12 Accountancy Fee	1231	1231
13 Management Fee	40320	40320
14 Company Administration/Secretarial Fee	336	336
15 Banking Charges	63	63
<hr/>		
<u>Reserve Funds</u>		
16 Estate Sinking Fund	2000	2000
17 Private Roadway Sinking Fund	1280	1280
18 Arboricultural Sinking Fund	2560	2560
19 Play Area Sinking Fund	640	640
<hr/>		
<u>SERVICE CHARGE TOTAL</u>	158718	158718

Please see attached Matrix for Individual Service Charges

All service charge monies are held in trust by Trinity Estates' bankers, Royal Bank of Scotland ("the Bank"), 402 Lower 12th Street, Central Milton Keynes, MK9 3LF, in account named "Trinity Estates Property Management Limited - Client Account". This is an interest bearing account with no restrictions on withdrawal of funds, where any interest payable in respect of sums credited to that account is also credited to that account. All money credited to that account is Client Money, where the Bank is not entitled to combine the account with any other account or to exercise any right of set-off or counterclaim against money in that account in respect of any sum owed to it on any other of Trinity Estates' accounts.

Trinity Unit No.	Developer Plot No.	Type	Phase 1, 2 or 3	Estate Charge £	Estate Charge %	Total Service Charge £
1	1	Private House	Phase 1	£248.00	0.1563%	£248.00
2	2	Private House	Phase 1	£248.00	0.1563%	£248.00
3	3	Private House	Phase 1	£248.00	0.1563%	£248.00
4	4	Private House	Phase 1	£248.00	0.1563%	£248.00
5	5	Private House	Phase 1	£248.00	0.1563%	£248.00
6	6	Private House	Phase 1	£248.00	0.1563%	£248.00
7	7	Private House	Phase 1	£248.00	0.1563%	£248.00
8	8	Private House	Phase 1	£248.00	0.1563%	£248.00
9	9	Private House	Phase 1	£248.00	0.1563%	£248.00
10	10	Private House	Phase 1	£248.00	0.1563%	£248.00
11	11	Private House	Phase 1	£248.00	0.1563%	£248.00
12	12	Private House	Phase 1	£248.00	0.1563%	£248.00
13	13	Private House	Phase 1	£248.00	0.1563%	£248.00
14	14	Private House	Phase 1	£248.00	0.1563%	£248.00
15	15	Private House	Phase 1	£248.00	0.1563%	£248.00
16	16	Private House	Phase 1	£248.00	0.1563%	£248.00
17	17	Private House	Phase 1	£248.00	0.1563%	£248.00
18	18	Private House	Phase 1	£248.00	0.1563%	£248.00
19	19	Private House	Phase 1	£248.00	0.1563%	£248.00
20	20	Private House	Phase 1	£248.00	0.1563%	£248.00
21	21	Private House	Phase 1	£248.00	0.1563%	£248.00
22	22	Private House	Phase 1	£248.00	0.1563%	£248.00
23	23	HA House	Phase 1	£248.00	0.1563%	£248.00
24	24	HA House	Phase 1	£248.00	0.1563%	£248.00
25	25	Private House	Phase 1	£248.00	0.1563%	£248.00
26	26	Private House	Phase 1	£248.00	0.1563%	£248.00
27	27	Private House	Phase 1	£248.00	0.1563%	£248.00
28	28	Private House	Phase 1	£248.00	0.1563%	£248.00
29	29	Private House	Phase 1	£248.00	0.1563%	£248.00
30	30	Private House	Phase 1	£248.00	0.1563%	£248.00
31	31	Private House	Phase 1	£248.00	0.1563%	£248.00
32	32	Private House	Phase 1	£248.00	0.1563%	£248.00
33	33	Private House	Phase 1	£248.00	0.1563%	£248.00
34	34	Private House	Phase 1	£248.00	0.1563%	£248.00
35	35	HA House	Phase 1	£248.00	0.1563%	£248.00
36	36	HA House	Phase 1	£248.00	0.1563%	£248.00
37	37	Private House	Phase 1	£248.00	0.1563%	£248.00
38	38	Aster House	Phase 1	£248.00	0.1563%	£248.00
39	39	Aster House	Phase 1	£248.00	0.1563%	£248.00
40	40	HA House	Phase 1	£248.00	0.1563%	£248.00
41	41	HA House	Phase 1	£248.00	0.1563%	£248.00
42	42	HA House	Phase 1	£248.00	0.1563%	£248.00
43	43	HA House	Phase 1	£248.00	0.1563%	£248.00
44	44	HA House	Phase 1	£248.00	0.1563%	£248.00
45	45	Private House	Phase 1	£248.00	0.1563%	£248.00
46	46	HA House	Phase 1	£248.00	0.1563%	£248.00
47	47	HA House	Phase 1	£248.00	0.1563%	£248.00
48	48	HA House	Phase 1	£248.00	0.1563%	£248.00
49	49	HA House	Phase 1	£248.00	0.1563%	£248.00

Trinity Unit No.	Developer Plot No.	Type	Phase 1, 2 or 3	Estate Charge £	Estate Charge %	Total Service Charge £
50	50	HA House	Phase 1	£248.00	0.1563%	£248.00
51	51	Private House	Phase 1	£248.00	0.1563%	£248.00
52	52	Private House	Phase 1	£248.00	0.1563%	£248.00
53	53	Private House	Phase 1	£248.00	0.1563%	£248.00
54	54	Private House	Phase 1	£248.00	0.1563%	£248.00
55	55	Private House	Phase 1	£248.00	0.1563%	£248.00
56	56	Private House	Phase 1	£248.00	0.1563%	£248.00
57	57	Private House	Phase 1	£248.00	0.1563%	£248.00
58	58	Private House	Phase 1	£248.00	0.1563%	£248.00
59	59	Private House	Phase 1	£248.00	0.1563%	£248.00
60	60	Private House	Phase 1	£248.00	0.1563%	£248.00
61	61	Aster House	Phase 1	£248.00	0.1563%	£248.00
62	62	Aster House	Phase 1	£248.00	0.1563%	£248.00
63	63	Aster House	Phase 1	£248.00	0.1563%	£248.00
64	64	Aster House	Phase 1	£248.00	0.1563%	£248.00
65	65	Aster Apartment Block A	Phase 1	£248.00	0.1563%	£248.00
66	66	Aster Apartment Block A	Phase 1	£248.00	0.1563%	£248.00
67	67	Aster Apartment Block A	Phase 1	£248.00	0.1563%	£248.00
68	68	Aster Apartment Block A	Phase 1	£248.00	0.1563%	£248.00
69	69	Aster Apartment Block A	Phase 1	£248.00	0.1563%	£248.00
70	70	Aster Apartment Block A	Phase 1	£248.00	0.1563%	£248.00
71	71	Aster Apartment Block A	Phase 1	£248.00	0.1563%	£248.00
72	72	Aster Apartment Block A	Phase 1	£248.00	0.1563%	£248.00
73	73	Aster Apartment Block A	Phase 1	£248.00	0.1563%	£248.00
74	74	Aster Apartment Block A	Phase 1	£248.00	0.1563%	£248.00
75	75	Aster Apartment Block A	Phase 1	£248.00	0.1563%	£248.00
76	76	Aster Apartment Block A	Phase 1	£248.00	0.1563%	£248.00
77	77	Aster Apartment Block B	Phase 1	£248.00	0.1563%	£248.00
78	78	Aster Apartment Block B	Phase 1	£248.00	0.1563%	£248.00
79	79	Aster Apartment Block B	Phase 1	£248.00	0.1563%	£248.00
80	80	Aster Apartment Block B	Phase 1	£248.00	0.1563%	£248.00
81	81	Aster Apartment Block B	Phase 1	£248.00	0.1563%	£248.00
82	Retail 1	Private Retail Block B	Phase 1	£248.00	0.1563%	£248.00
83	Retail 2	Private Retail Block B	Phase 1	£248.00	0.1563%	£248.00
84	Retail 3	Private Retail Block B	Phase 1	£248.00	0.1563%	£248.00
85	Retail 4	Private Retail Block B	Phase 1	£248.00	0.1563%	£248.00
86	82	HA Apartment Block C	Phase 1	£248.00	0.1563%	£248.00
87	83	HA Apartment Block C	Phase 1	£248.00	0.1563%	£248.00
88	84	HA Apartment Block C	Phase 1	£248.00	0.1563%	£248.00
89	85	HA Apartment Block C	Phase 1	£248.00	0.1563%	£248.00
90	86	HA Apartment Block C	Phase 1	£248.00	0.1563%	£248.00
91	87	HA Apartment Block C	Phase 1	£248.00	0.1563%	£248.00
92	88	HA Apartment Block C	Phase 1	£248.00	0.1563%	£248.00
93	89	HA Apartment Block C	Phase 1	£248.00	0.1563%	£248.00
94	90	HA Apartment Block C	Phase 1	£248.00	0.1563%	£248.00
95	91	HA FOG	Phase 1	£248.00	0.1563%	£248.00
96	92	Private House	Phase 1	£248.00	0.1563%	£248.00
97	93	Private House	Phase 1	£248.00	0.1563%	£248.00
98	94	Private House	Phase 1	£248.00	0.1563%	£248.00
99	95	Private House	Phase 1	£248.00	0.1563%	£248.00

Trinity Unit No.	Developer Plot No.	Type	Phase 1, 2 or 3	Estate Charge £	Estate Charge %	Total Service Charge £
100	96	Private House	Phase 1	£248.00	0.1563%	£248.00
101	97	Private House	Phase 1	£248.00	0.1563%	£248.00
102	98	Private House	Phase 1	£248.00	0.1563%	£248.00
103	99	Private House	Phase 1	£248.00	0.1563%	£248.00
104	100	Private House	Phase 1	£248.00	0.1563%	£248.00
105	101	HA House	Phase 1	£248.00	0.1563%	£248.00
106	102	HA House	Phase 1	£248.00	0.1563%	£248.00
107	103	HA House	Phase 1	£248.00	0.1563%	£248.00
108	104	HA House	Phase 1	£248.00	0.1563%	£248.00
109	105	HA House	Phase 1	£248.00	0.1563%	£248.00
110	106	HA House	Phase 1	£248.00	0.1563%	£248.00
111	107	HA House	Phase 1	£248.00	0.1563%	£248.00
112	108	HA House	Phase 1	£248.00	0.1563%	£248.00
113	109	HA House	Phase 1	£248.00	0.1563%	£248.00
114	110	HA House	Phase 1	£248.00	0.1563%	£248.00
115	111	HA House	Phase 1	£248.00	0.1563%	£248.00
116	112	Private House	Phase 1	£248.00	0.1563%	£248.00
117	113	Private House	Phase 1	£248.00	0.1563%	£248.00
118	114	HA House	Phase 1	£248.00	0.1563%	£248.00
119	115	HA House	Phase 1	£248.00	0.1563%	£248.00
120	116	HA House	Phase 1	£248.00	0.1563%	£248.00
121	117	HA House	Phase 1	£248.00	0.1563%	£248.00
122	118	HA House	Phase 1	£248.00	0.1563%	£248.00
123	119	HA House	Phase 1	£248.00	0.1563%	£248.00
124	120	HA House	Phase 1	£248.00	0.1563%	£248.00
125	121	HA House	Phase 1	£248.00	0.1563%	£248.00
126	122	HA House	Phase 1	£248.00	0.1563%	£248.00
127	123	HA House	Phase 1	£248.00	0.1563%	£248.00
128	124	HA House	Phase 1	£248.00	0.1563%	£248.00
129	125	HA House	Phase 1	£248.00	0.1563%	£248.00
130	126	HA House	Phase 1	£248.00	0.1563%	£248.00
131	127	HA House	Phase 1	£248.00	0.1563%	£248.00
132	128	Private House	Phase 1	£248.00	0.1563%	£248.00
133	129	Private House	Phase 1	£248.00	0.1563%	£248.00
134	130	Private House	Phase 1	£248.00	0.1563%	£248.00
135	131	HA House	Phase 1	£248.00	0.1563%	£248.00
136	132	HA House	Phase 1	£248.00	0.1563%	£248.00
137	133	HA House	Phase 1	£248.00	0.1563%	£248.00
138	134	HA House	Phase 1	£248.00	0.1563%	£248.00
139	135	HA House	Phase 1	£248.00	0.1563%	£248.00
140	136	HA House	Phase 1	£248.00	0.1563%	£248.00
141	137	HA House	Phase 1	£248.00	0.1563%	£248.00
142	138	HA House	Phase 1	£248.00	0.1563%	£248.00
143	139	HA House	Phase 1	£248.00	0.1563%	£248.00
144	140	HA House	Phase 1	£248.00	0.1563%	£248.00
145	141	HA House	Phase 1	£248.00	0.1563%	£248.00
146	142	Private House	Phase 1	£248.00	0.1563%	£248.00
147	143	Private House	Phase 1	£248.00	0.1563%	£248.00
148	144	Private House	Phase 1	£248.00	0.1563%	£248.00
149	145	Private House	Phase 1	£248.00	0.1563%	£248.00

Trinity Unit No.	Developer Plot No.	Type	Phase 1, 2 or 3	Estate Charge £	Estate Charge %	Total Service Charge £
150	146	Private House	Phase 1	£248.00	0.1563%	£248.00
151	147	Private House	Phase 1	£248.00	0.1563%	£248.00
152	148	Private House	Phase 1	£248.00	0.1563%	£248.00
153	149	Private House	Phase 1	£248.00	0.1563%	£248.00
154	150	Private House	Phase 1	£248.00	0.1563%	£248.00
155	151	Private House	Phase 1	£248.00	0.1563%	£248.00
156	152	Private House	Phase 1	£248.00	0.1563%	£248.00
157	153	Private House	Phase 1	£248.00	0.1563%	£248.00
158	154	Private House	Phase 1	£248.00	0.1563%	£248.00
159	155	Private House	Phase 1	£248.00	0.1563%	£248.00
160	156	Private House	Phase 1	£248.00	0.1563%	£248.00
161	157	Private House	Phase 1	£248.00	0.1563%	£248.00
162	158	Private House	Phase 1	£248.00	0.1563%	£248.00
163	159	Private House	Phase 1	£248.00	0.1563%	£248.00
164	160	Private House	Phase 1	£248.00	0.1563%	£248.00
165	161	Private House	Phase 1	£248.00	0.1563%	£248.00
166	162	Private House	Phase 1	£248.00	0.1563%	£248.00
167	163	Private House	Phase 1	£248.00	0.1563%	£248.00
168	164	Private House	Phase 1	£248.00	0.1563%	£248.00
169	165	Private House	Phase 1	£248.00	0.1563%	£248.00
170	166	Private House	Phase 1	£248.00	0.1563%	£248.00
171	167	Private House	Phase 1	£248.00	0.1563%	£248.00
172	168	Private House	Phase 1	£248.00	0.1563%	£248.00
173	169	Private House	Phase 1	£248.00	0.1563%	£248.00
174	170	Aster House	Phase 1	£248.00	0.1563%	£248.00
175	171	Aster House	Phase 1	£248.00	0.1563%	£248.00
176	172	Aster House	Phase 1	£248.00	0.1563%	£248.00
177	173	Aster House	Phase 1	£248.00	0.1563%	£248.00
178	174	Aster House	Phase 1	£248.00	0.1563%	£248.00
179	175	Aster House	Phase 1	£248.00	0.1563%	£248.00
180	176	Aster House	Phase 1	£248.00	0.1563%	£248.00
181	177	Aster House	Phase 1	£248.00	0.1563%	£248.00
182	178	Aster House	Phase 1	£248.00	0.1563%	£248.00
183	179	Aster Apartment Block D	Phase 1	£248.00	0.1563%	£248.00
184	180	Aster Apartment Block D	Phase 1	£248.00	0.1563%	£248.00
185	181	Aster Apartment Block D	Phase 1	£248.00	0.1563%	£248.00
186	182	Aster Apartment Block D	Phase 1	£248.00	0.1563%	£248.00
187	183	Aster Apartment Block D	Phase 1	£248.00	0.1563%	£248.00
188	184	Aster Apartment Block D	Phase 1	£248.00	0.1563%	£248.00
189	185	Aster Apartment Block D	Phase 1	£248.00	0.1563%	£248.00
190	186	Aster Apartment Block D	Phase 1	£248.00	0.1563%	£248.00
191	187	Aster Apartment Block D	Phase 1	£248.00	0.1563%	£248.00
192	188	Aster House	Phase 1	£248.00	0.1563%	£248.00
193	189	Aster House	Phase 1	£248.00	0.1563%	£248.00
194	190	Aster House	Phase 1	£248.00	0.1563%	£248.00
195	191	Aster House	Phase 1	£248.00	0.1563%	£248.00
196	192	Aster House	Phase 1	£248.00	0.1563%	£248.00
197	193	Aster House	Phase 1	£248.00	0.1563%	£248.00
198	194	Aster House	Phase 1	£248.00	0.1563%	£248.00
199	195	Aster House	Phase 1	£248.00	0.1563%	£248.00

Trinity Unit No.	Developer Plot No.	Type	Phase 1, 2 or 3	Estate Charge £	Estate Charge %	Total Service Charge £
200	196	Aster House	Phase 1	£248.00	0.1563%	£248.00
201	197	Aster House	Phase 1	£248.00	0.1563%	£248.00
202	198	Aster House	Phase 1	£248.00	0.1563%	£248.00
203	199	Aster House	Phase 1	£248.00	0.1563%	£248.00
204	200	Aster House	Phase 1	£248.00	0.1563%	£248.00
205	201	Aster House	Phase 1	£248.00	0.1563%	£248.00
206	202	Aster House	Phase 1	£248.00	0.1563%	£248.00
207	203	Aster Apartment Block E	Phase 1	£248.00	0.1563%	£248.00
208	204	Aster Apartment Block E	Phase 1	£248.00	0.1563%	£248.00
209	205	Aster Apartment Block E	Phase 1	£248.00	0.1563%	£248.00
210	206	Aster Apartment Block E	Phase 1	£248.00	0.1563%	£248.00
211	207	Aster Apartment Block E	Phase 1	£248.00	0.1563%	£248.00
212	208	Aster Apartment Block E	Phase 1	£248.00	0.1563%	£248.00
213	209	Aster Apartment Block E	Phase 1	£248.00	0.1563%	£248.00
214	210	Aster Apartment Block E	Phase 1	£248.00	0.1563%	£248.00
215	211	Aster Apartment Block E	Phase 1	£248.00	0.1563%	£248.00
216	212	Aster House	Phase 1	£248.00	0.1563%	£248.00
217	213	Aster House	Phase 1	£248.00	0.1563%	£248.00
218	214	Aster House	Phase 1	£248.00	0.1563%	£248.00
219	215	Aster House	Phase 1	£248.00	0.1563%	£248.00
220	216	Aster House	Phase 1	£248.00	0.1563%	£248.00
221	217	Aster House	Phase 1	£248.00	0.1563%	£248.00
222	218	Aster House	Phase 1	£248.00	0.1563%	£248.00
223	219	Aster House	Phase 1	£248.00	0.1563%	£248.00
224	220	Aster House	Phase 1	£248.00	0.1563%	£248.00
225	221	Aster House	Phase 1	£248.00	0.1563%	£248.00
226	222	Aster House	Phase 1	£248.00	0.1563%	£248.00
227	223	Aster House	Phase 1	£248.00	0.1563%	£248.00
228	224	Aster House	Phase 1	£248.00	0.1563%	£248.00
229	225	Aster House	Phase 1	£248.00	0.1563%	£248.00
230	226	Aster House	Phase 1	£248.00	0.1563%	£248.00
231	227	Aster House	Phase 1	£248.00	0.1563%	£248.00
232	228	Aster House	Phase 1	£248.00	0.1563%	£248.00
233	229	Aster House	Phase 1	£248.00	0.1563%	£248.00
234	230	Aster House	Phase 1	£248.00	0.1563%	£248.00
235	231	Aster House	Phase 1	£248.00	0.1563%	£248.00
236	232	Aster House	Phase 1	£248.00	0.1563%	£248.00
237	233	Aster House	Phase 1	£248.00	0.1563%	£248.00
238	234	Aster House	Phase 1	£248.00	0.1563%	£248.00
239	235	Tbc	Tbc	£248.00	0.1563%	£248.00
240	236	Tbc	Tbc	£248.00	0.1563%	£248.00
241	237	Tbc	Tbc	£248.00	0.1563%	£248.00
242	238	Tbc	Tbc	£248.00	0.1563%	£248.00
243	239	Tbc	Tbc	£248.00	0.1563%	£248.00
244	240	Tbc	Tbc	£248.00	0.1563%	£248.00
245	241	Tbc	Tbc	£248.00	0.1563%	£248.00
246	242	Tbc	Tbc	£248.00	0.1563%	£248.00
247	243	Tbc	Tbc	£248.00	0.1563%	£248.00
248	244	Tbc	Tbc	£248.00	0.1563%	£248.00
249	245	Tbc	Tbc	£248.00	0.1563%	£248.00

Trinity Unit No.	Developer Plot No.	Type	Phase 1, 2 or 3	Estate Charge £	Estate Charge %	Total Service Charge £
250	246	Tbc	Tbc	£248.00	0.1563%	£248.00
251	247	Tbc	Tbc	£248.00	0.1563%	£248.00
252	248	Tbc	Tbc	£248.00	0.1563%	£248.00
253	249	Tbc	Tbc	£248.00	0.1563%	£248.00
254	250	Tbc	Tbc	£248.00	0.1563%	£248.00
255	251	Tbc	Tbc	£248.00	0.1563%	£248.00
256	252	Tbc	Tbc	£248.00	0.1563%	£248.00
257	253	Tbc	Tbc	£248.00	0.1563%	£248.00
258	254	Tbc	Tbc	£248.00	0.1563%	£248.00
259	255	Tbc	Tbc	£248.00	0.1563%	£248.00
260	256	Tbc	Tbc	£248.00	0.1563%	£248.00
261	257	Tbc	Tbc	£248.00	0.1563%	£248.00
262	258	Tbc	Tbc	£248.00	0.1563%	£248.00
263	259	Tbc	Tbc	£248.00	0.1563%	£248.00
264	260	Tbc	Tbc	£248.00	0.1563%	£248.00
265	261	Tbc	Tbc	£248.00	0.1563%	£248.00
266	262	Tbc	Tbc	£248.00	0.1563%	£248.00
267	263	Tbc	Tbc	£248.00	0.1563%	£248.00
268	264	Tbc	Tbc	£248.00	0.1563%	£248.00
269	265	Tbc	Tbc	£248.00	0.1563%	£248.00
270	266	Tbc	Tbc	£248.00	0.1563%	£248.00
271	267	Tbc	Tbc	£248.00	0.1563%	£248.00
272	268	Tbc	Tbc	£248.00	0.1563%	£248.00
273	269	Tbc	Tbc	£248.00	0.1563%	£248.00
274	270	Tbc	Tbc	£248.00	0.1563%	£248.00
275	271	Tbc	Tbc	£248.00	0.1563%	£248.00
276	272	Tbc	Tbc	£248.00	0.1563%	£248.00
277	273	Tbc	Tbc	£248.00	0.1563%	£248.00
278	274	Tbc	Tbc	£248.00	0.1563%	£248.00
279	275	Tbc	Tbc	£248.00	0.1563%	£248.00
280	276	Tbc	Tbc	£248.00	0.1563%	£248.00
281	277	Tbc	Tbc	£248.00	0.1563%	£248.00
282	278	Tbc	Tbc	£248.00	0.1563%	£248.00
283	279	Tbc	Tbc	£248.00	0.1563%	£248.00
284	280	Tbc	Tbc	£248.00	0.1563%	£248.00
285	281	Tbc	Tbc	£248.00	0.1563%	£248.00
286	282	Tbc	Tbc	£248.00	0.1563%	£248.00
287	283	Tbc	Tbc	£248.00	0.1563%	£248.00
288	284	Tbc	Tbc	£248.00	0.1563%	£248.00
289	285	Tbc	Tbc	£248.00	0.1563%	£248.00
290	286	Tbc	Tbc	£248.00	0.1563%	£248.00
291	287	Tbc	Tbc	£248.00	0.1563%	£248.00
292	288	Tbc	Tbc	£248.00	0.1563%	£248.00
293	289	Tbc	Tbc	£248.00	0.1563%	£248.00
294	290	Tbc	Tbc	£248.00	0.1563%	£248.00
295	291	Tbc	Tbc	£248.00	0.1563%	£248.00
296	292	Tbc	Tbc	£248.00	0.1563%	£248.00
297	293	Tbc	Tbc	£248.00	0.1563%	£248.00
298	294	Tbc	Tbc	£248.00	0.1563%	£248.00
299	295	Tbc	Tbc	£248.00	0.1563%	£248.00

Trinity Unit No.	Developer Plot No.	Type	Phase 1, 2 or 3	Estate Charge £	Estate Charge %	Total Service Charge £
300	296	Tbc	Tbc	£248.00	0.1563%	£248.00
301	297	Tbc	Tbc	£248.00	0.1563%	£248.00
302	298	Tbc	Tbc	£248.00	0.1563%	£248.00
303	299	Tbc	Tbc	£248.00	0.1563%	£248.00
304	300	Tbc	Tbc	£248.00	0.1563%	£248.00
305	301	Tbc	Tbc	£248.00	0.1563%	£248.00
306	302	Tbc	Tbc	£248.00	0.1563%	£248.00
307	303	Tbc	Tbc	£248.00	0.1563%	£248.00
308	304	Tbc	Tbc	£248.00	0.1563%	£248.00
309	305	Tbc	Tbc	£248.00	0.1563%	£248.00
310	306	Tbc	Tbc	£248.00	0.1563%	£248.00
311	307	Tbc	Tbc	£248.00	0.1563%	£248.00
312	308	Tbc	Tbc	£248.00	0.1563%	£248.00
313	309	Tbc	Tbc	£248.00	0.1563%	£248.00
314	310	Tbc	Tbc	£248.00	0.1563%	£248.00
315	311	Tbc	Tbc	£248.00	0.1563%	£248.00
316	312	Tbc	Tbc	£248.00	0.1563%	£248.00
317	313	Tbc	Tbc	£248.00	0.1563%	£248.00
318	314	Tbc	Tbc	£248.00	0.1563%	£248.00
319	315	Tbc	Tbc	£248.00	0.1563%	£248.00
320	316	Tbc	Tbc	£248.00	0.1563%	£248.00
321	317	Tbc	Tbc	£248.00	0.1563%	£248.00
322	318	Tbc	Tbc	£248.00	0.1563%	£248.00
323	319	Tbc	Tbc	£248.00	0.1563%	£248.00
324	320	Tbc	Tbc	£248.00	0.1563%	£248.00
325	321	Tbc	Tbc	£248.00	0.1563%	£248.00
326	322	Tbc	Tbc	£248.00	0.1563%	£248.00
327	323	Tbc	Tbc	£248.00	0.1563%	£248.00
328	324	Tbc	Tbc	£248.00	0.1563%	£248.00
329	325	Tbc	Tbc	£248.00	0.1563%	£248.00
330	326	Tbc	Tbc	£248.00	0.1563%	£248.00
331	327	Tbc	Tbc	£248.00	0.1563%	£248.00
332	328	Tbc	Tbc	£248.00	0.1563%	£248.00
333	329	Tbc	Tbc	£248.00	0.1563%	£248.00
334	330	Tbc	Tbc	£248.00	0.1563%	£248.00
335	331	Tbc	Tbc	£248.00	0.1563%	£248.00
336	332	Tbc	Tbc	£248.00	0.1563%	£248.00
337	333	Tbc	Tbc	£248.00	0.1563%	£248.00
338	334	Tbc	Tbc	£248.00	0.1563%	£248.00
339	335	Tbc	Tbc	£248.00	0.1563%	£248.00
340	336	Tbc	Tbc	£248.00	0.1563%	£248.00
341	337	Tbc	Tbc	£248.00	0.1563%	£248.00
342	338	Tbc	Tbc	£248.00	0.1563%	£248.00
343	339	Tbc	Tbc	£248.00	0.1563%	£248.00
344	340	Tbc	Tbc	£248.00	0.1563%	£248.00
345	341	Tbc	Tbc	£248.00	0.1563%	£248.00
346	342	Tbc	Tbc	£248.00	0.1563%	£248.00
347	343	Tbc	Tbc	£248.00	0.1563%	£248.00
348	344	Tbc	Tbc	£248.00	0.1563%	£248.00
349	345	Tbc	Tbc	£248.00	0.1563%	£248.00

Trinity Unit No.	Developer Plot No.	Type	Phase 1, 2 or 3	Estate Charge £	Estate Charge %	Total Service Charge £
350	346	Tbc	Tbc	£248.00	0.1563%	£248.00
351	347	Tbc	Tbc	£248.00	0.1563%	£248.00
352	348	Tbc	Tbc	£248.00	0.1563%	£248.00
353	349	Tbc	Tbc	£248.00	0.1563%	£248.00
354	350	Tbc	Tbc	£248.00	0.1563%	£248.00
355	351	Tbc	Tbc	£248.00	0.1563%	£248.00
356	352	Tbc	Tbc	£248.00	0.1563%	£248.00
357	353	Tbc	Tbc	£248.00	0.1563%	£248.00
358	354	Tbc	Tbc	£248.00	0.1563%	£248.00
359	355	Tbc	Tbc	£248.00	0.1563%	£248.00
360	356	Tbc	Tbc	£248.00	0.1563%	£248.00
361	357	Tbc	Tbc	£248.00	0.1563%	£248.00
362	358	Tbc	Tbc	£248.00	0.1563%	£248.00
363	359	Tbc	Tbc	£248.00	0.1563%	£248.00
364	360	Tbc	Tbc	£248.00	0.1563%	£248.00
365	361	Tbc	Tbc	£248.00	0.1563%	£248.00
366	362	Tbc	Tbc	£248.00	0.1563%	£248.00
367	363	Tbc	Tbc	£248.00	0.1563%	£248.00
368	364	Tbc	Tbc	£248.00	0.1563%	£248.00
369	365	Tbc	Tbc	£248.00	0.1563%	£248.00
370	366	Tbc	Tbc	£248.00	0.1563%	£248.00
371	367	Tbc	Tbc	£248.00	0.1563%	£248.00
372	368	Tbc	Tbc	£248.00	0.1563%	£248.00
373	369	Tbc	Tbc	£248.00	0.1563%	£248.00
374	370	Tbc	Tbc	£248.00	0.1563%	£248.00
375	371	Tbc	Tbc	£248.00	0.1563%	£248.00
376	372	Tbc	Tbc	£248.00	0.1563%	£248.00
377	373	Tbc	Tbc	£248.00	0.1563%	£248.00
378	374	Tbc	Tbc	£248.00	0.1563%	£248.00
379	375	Tbc	Tbc	£248.00	0.1563%	£248.00
380	376	Tbc	Tbc	£248.00	0.1563%	£248.00
381	377	Tbc	Tbc	£248.00	0.1563%	£248.00
382	378	Tbc	Tbc	£248.00	0.1563%	£248.00
383	379	Tbc	Tbc	£248.00	0.1563%	£248.00
384	380	Tbc	Tbc	£248.00	0.1563%	£248.00
385	381	Tbc	Tbc	£248.00	0.1563%	£248.00
386	382	Tbc	Tbc	£248.00	0.1563%	£248.00
387	383	Tbc	Tbc	£248.00	0.1563%	£248.00
388	384	Tbc	Tbc	£248.00	0.1563%	£248.00
389	385	Tbc	Tbc	£248.00	0.1563%	£248.00
390	386	Tbc	Tbc	£248.00	0.1563%	£248.00
391	387	Tbc	Tbc	£248.00	0.1563%	£248.00
392	388	Tbc	Tbc	£248.00	0.1563%	£248.00
393	389	Tbc	Tbc	£248.00	0.1563%	£248.00
394	390	Tbc	Tbc	£248.00	0.1563%	£248.00
395	391	Tbc	Tbc	£248.00	0.1563%	£248.00
396	392	Tbc	Tbc	£248.00	0.1563%	£248.00
397	393	Tbc	Tbc	£248.00	0.1563%	£248.00
398	394	Tbc	Tbc	£248.00	0.1563%	£248.00
399	395	Tbc	Tbc	£248.00	0.1563%	£248.00

Trinity Unit No.	Developer Plot No.	Type	Phase 1, 2 or 3	Estate Charge £	Estate Charge %	Total Service Charge £
400	396	Tbc	Tbc	£248.00	0.1563%	£248.00
401	397	Tbc	Tbc	£248.00	0.1563%	£248.00
402	398	Tbc	Tbc	£248.00	0.1563%	£248.00
403	399	Tbc	Tbc	£248.00	0.1563%	£248.00
404	400	Tbc	Tbc	£248.00	0.1563%	£248.00
405	401	Tbc	Tbc	£248.00	0.1563%	£248.00
406	402	Tbc	Tbc	£248.00	0.1563%	£248.00
407	403	Tbc	Tbc	£248.00	0.1563%	£248.00
408	404	Tbc	Tbc	£248.00	0.1563%	£248.00
409	405	Tbc	Tbc	£248.00	0.1563%	£248.00
410	406	Tbc	Tbc	£248.00	0.1563%	£248.00
411	407	Tbc	Tbc	£248.00	0.1563%	£248.00
412	408	Tbc	Tbc	£248.00	0.1563%	£248.00
413	409	Tbc	Tbc	£248.00	0.1563%	£248.00
414	410	Tbc	Tbc	£248.00	0.1563%	£248.00
415	411	Tbc	Tbc	£248.00	0.1563%	£248.00
416	412	Tbc	Tbc	£248.00	0.1563%	£248.00
417	413	Tbc	Tbc	£248.00	0.1563%	£248.00
418	414	Tbc	Tbc	£248.00	0.1563%	£248.00
419	415	Tbc	Tbc	£248.00	0.1563%	£248.00
420	416	Tbc	Tbc	£248.00	0.1563%	£248.00
421	417	Tbc	Tbc	£248.00	0.1563%	£248.00
422	418	Tbc	Tbc	£248.00	0.1563%	£248.00
423	419	Tbc	Tbc	£248.00	0.1563%	£248.00
424	420	Tbc	Tbc	£248.00	0.1563%	£248.00
425	421	Tbc	Tbc	£248.00	0.1563%	£248.00
426	422	Tbc	Tbc	£248.00	0.1563%	£248.00
427	423	Tbc	Tbc	£248.00	0.1563%	£248.00
428	424	Tbc	Tbc	£248.00	0.1563%	£248.00
429	425	Tbc	Tbc	£248.00	0.1563%	£248.00
430	426	Tbc	Tbc	£248.00	0.1563%	£248.00
431	427	Tbc	Tbc	£248.00	0.1563%	£248.00
432	428	Tbc	Tbc	£248.00	0.1563%	£248.00
433	429	Tbc	Tbc	£248.00	0.1563%	£248.00
434	430	Tbc	Tbc	£248.00	0.1563%	£248.00
435	431	Tbc	Tbc	£248.00	0.1563%	£248.00
436	432	Tbc	Tbc	£248.00	0.1563%	£248.00
437	433	Tbc	Tbc	£248.00	0.1563%	£248.00
438	434	Tbc	Tbc	£248.00	0.1563%	£248.00
439	435	Tbc	Tbc	£248.00	0.1563%	£248.00
440	436	Tbc	Tbc	£248.00	0.1563%	£248.00
441	437	Tbc	Tbc	£248.00	0.1563%	£248.00
442	438	Tbc	Tbc	£248.00	0.1563%	£248.00
443	439	Tbc	Tbc	£248.00	0.1563%	£248.00
444	440	Tbc	Tbc	£248.00	0.1563%	£248.00
445	441	Tbc	Tbc	£248.00	0.1563%	£248.00
446	442	Tbc	Tbc	£248.00	0.1563%	£248.00
447	443	Tbc	Tbc	£248.00	0.1563%	£248.00
448	444	Tbc	Tbc	£248.00	0.1563%	£248.00
449	445	Tbc	Tbc	£248.00	0.1563%	£248.00

Trinity Unit No.	Developer Plot No.	Type	Phase 1, 2 or 3	Estate Charge £	Estate Charge %	Total Service Charge £
450	446	Tbc	Tbc	£248.00	0.1563%	£248.00
451	447	Tbc	Tbc	£248.00	0.1563%	£248.00
452	448	Tbc	Tbc	£248.00	0.1563%	£248.00
453	449	Tbc	Tbc	£248.00	0.1563%	£248.00
454	450	Tbc	Tbc	£248.00	0.1563%	£248.00
455	451	Tbc	Tbc	£248.00	0.1563%	£248.00
456	452	Tbc	Tbc	£248.00	0.1563%	£248.00
457	453	Tbc	Tbc	£248.00	0.1563%	£248.00
458	454	Tbc	Tbc	£248.00	0.1563%	£248.00
459	455	Tbc	Tbc	£248.00	0.1563%	£248.00
460	456	Tbc	Tbc	£248.00	0.1563%	£248.00
461	457	Tbc	Tbc	£248.00	0.1563%	£248.00
462	458	Tbc	Tbc	£248.00	0.1563%	£248.00
463	459	Tbc	Tbc	£248.00	0.1563%	£248.00
464	460	Tbc	Tbc	£248.00	0.1563%	£248.00
465	461	Tbc	Tbc	£248.00	0.1563%	£248.00
466	462	Tbc	Tbc	£248.00	0.1563%	£248.00
467	463	Tbc	Tbc	£248.00	0.1563%	£248.00
468	464	Tbc	Tbc	£248.00	0.1563%	£248.00
469	465	Tbc	Tbc	£248.00	0.1563%	£248.00
470	466	Tbc	Tbc	£248.00	0.1563%	£248.00
471	467	Tbc	Tbc	£248.00	0.1563%	£248.00
472	468	Tbc	Tbc	£248.00	0.1563%	£248.00
473	469	Tbc	Tbc	£248.00	0.1563%	£248.00
474	470	Tbc	Tbc	£248.00	0.1563%	£248.00
475	471	Tbc	Tbc	£248.00	0.1563%	£248.00
476	472	Tbc	Tbc	£248.00	0.1563%	£248.00
477	473	Tbc	Tbc	£248.00	0.1563%	£248.00
478	474	Tbc	Tbc	£248.00	0.1563%	£248.00
479	475	Tbc	Tbc	£248.00	0.1563%	£248.00
480	476	Tbc	Tbc	£248.00	0.1563%	£248.00
481	477	Tbc	Tbc	£248.00	0.1563%	£248.00
482	478	Tbc	Tbc	£248.00	0.1563%	£248.00
483	479	Tbc	Tbc	£248.00	0.1563%	£248.00
484	480	Tbc	Tbc	£248.00	0.1563%	£248.00
485	481	Tbc	Tbc	£248.00	0.1563%	£248.00
486	482	Tbc	Tbc	£248.00	0.1563%	£248.00
487	483	Tbc	Tbc	£248.00	0.1563%	£248.00
488	484	Tbc	Tbc	£248.00	0.1563%	£248.00
489	485	Tbc	Tbc	£248.00	0.1563%	£248.00
490	486	Tbc	Tbc	£248.00	0.1563%	£248.00
491	487	Tbc	Tbc	£248.00	0.1563%	£248.00
492	488	Tbc	Tbc	£248.00	0.1563%	£248.00
493	489	Tbc	Tbc	£248.00	0.1563%	£248.00
494	490	Tbc	Tbc	£248.00	0.1563%	£248.00
495	491	Tbc	Tbc	£248.00	0.1563%	£248.00
496	492	Tbc	Tbc	£248.00	0.1563%	£248.00
497	493	Tbc	Tbc	£248.00	0.1563%	£248.00
498	494	Tbc	Tbc	£248.00	0.1563%	£248.00
499	495	Tbc	Tbc	£248.00	0.1563%	£248.00

Trinity Unit No.	Developer Plot No.	Type	Phase 1, 2 or 3	Estate Charge £	Estate Charge %	Total Service Charge £
500	496	Tbc	Tbc	£248.00	0.1563%	£248.00
501	497	Tbc	Tbc	£248.00	0.1563%	£248.00
502	498	Tbc	Tbc	£248.00	0.1563%	£248.00
503	499	Tbc	Tbc	£248.00	0.1563%	£248.00
504	500	Tbc	Tbc	£248.00	0.1563%	£248.00
505	501	Tbc	Tbc	£248.00	0.1563%	£248.00
506	502	Tbc	Tbc	£248.00	0.1563%	£248.00
507	503	Tbc	Tbc	£248.00	0.1563%	£248.00
508	504	Tbc	Tbc	£248.00	0.1563%	£248.00
509	505	Tbc	Tbc	£248.00	0.1563%	£248.00
510	506	Tbc	Tbc	£248.00	0.1563%	£248.00
511	507	Tbc	Tbc	£248.00	0.1563%	£248.00
512	508	Tbc	Tbc	£248.00	0.1563%	£248.00
513	509	Tbc	Tbc	£248.00	0.1563%	£248.00
514	510	Tbc	Tbc	£248.00	0.1563%	£248.00
515	511	Tbc	Tbc	£248.00	0.1563%	£248.00
516	512	Tbc	Tbc	£248.00	0.1563%	£248.00
517	513	Tbc	Tbc	£248.00	0.1563%	£248.00
518	514	Tbc	Tbc	£248.00	0.1563%	£248.00
519	515	Tbc	Tbc	£248.00	0.1563%	£248.00
520	516	Tbc	Tbc	£248.00	0.1563%	£248.00
521	517	Tbc	Tbc	£248.00	0.1563%	£248.00
522	518	Tbc	Tbc	£248.00	0.1563%	£248.00
523	519	Tbc	Tbc	£248.00	0.1563%	£248.00
524	520	Tbc	Tbc	£248.00	0.1563%	£248.00
525	521	Tbc	Tbc	£248.00	0.1563%	£248.00
526	522	Tbc	Tbc	£248.00	0.1563%	£248.00
527	523	Tbc	Tbc	£248.00	0.1563%	£248.00
528	524	Tbc	Tbc	£248.00	0.1563%	£248.00
529	525	Tbc	Tbc	£248.00	0.1563%	£248.00
530	526	Tbc	Tbc	£248.00	0.1563%	£248.00
531	527	Tbc	Tbc	£248.00	0.1563%	£248.00
532	528	Tbc	Tbc	£248.00	0.1563%	£248.00
533	529	Tbc	Tbc	£248.00	0.1563%	£248.00
534	530	Tbc	Tbc	£248.00	0.1563%	£248.00
535	531	Tbc	Tbc	£248.00	0.1563%	£248.00
536	532	Tbc	Tbc	£248.00	0.1563%	£248.00
537	533	Tbc	Tbc	£248.00	0.1563%	£248.00
538	534	Tbc	Tbc	£248.00	0.1563%	£248.00
539	535	Tbc	Tbc	£248.00	0.1563%	£248.00
540	536	Tbc	Tbc	£248.00	0.1563%	£248.00
541	537	Tbc	Tbc	£248.00	0.1563%	£248.00
542	538	Tbc	Tbc	£248.00	0.1563%	£248.00
543	539	Tbc	Tbc	£248.00	0.1563%	£248.00
544	540	Tbc	Tbc	£248.00	0.1563%	£248.00
545	541	Tbc	Tbc	£248.00	0.1563%	£248.00
546	542	Tbc	Tbc	£248.00	0.1563%	£248.00
547	543	Tbc	Tbc	£248.00	0.1563%	£248.00
548	544	Tbc	Tbc	£248.00	0.1563%	£248.00
549	545	Tbc	Tbc	£248.00	0.1563%	£248.00

Trinity Unit No.	Developer Plot No.	Type	Phase 1, 2 or 3	Estate Charge £	Estate Charge %	Total Service Charge £
550	546	Tbc	Tbc	£248.00	0.1563%	£248.00
551	547	Tbc	Tbc	£248.00	0.1563%	£248.00
552	548	Tbc	Tbc	£248.00	0.1563%	£248.00
553	549	Tbc	Tbc	£248.00	0.1563%	£248.00
554	550	Tbc	Tbc	£248.00	0.1563%	£248.00
555	551	Tbc	Tbc	£248.00	0.1563%	£248.00
556	552	Tbc	Tbc	£248.00	0.1563%	£248.00
557	553	Tbc	Tbc	£248.00	0.1563%	£248.00
558	554	Tbc	Tbc	£248.00	0.1563%	£248.00
559	555	Tbc	Tbc	£248.00	0.1563%	£248.00
560	556	Tbc	Tbc	£248.00	0.1563%	£248.00
561	557	Tbc	Tbc	£248.00	0.1563%	£248.00
562	558	Tbc	Tbc	£248.00	0.1563%	£248.00
563	559	Tbc	Tbc	£248.00	0.1563%	£248.00
564	560	Tbc	Tbc	£248.00	0.1563%	£248.00
565	561	Tbc	Tbc	£248.00	0.1563%	£248.00
566	562	Tbc	Tbc	£248.00	0.1563%	£248.00
567	563	Tbc	Tbc	£248.00	0.1563%	£248.00
568	564	Tbc	Tbc	£248.00	0.1563%	£248.00
569	565	Tbc	Tbc	£248.00	0.1563%	£248.00
570	566	Tbc	Tbc	£248.00	0.1563%	£248.00
571	567	Tbc	Tbc	£248.00	0.1563%	£248.00
572	568	Tbc	Tbc	£248.00	0.1563%	£248.00
573	569	Tbc	Tbc	£248.00	0.1563%	£248.00
574	570	Tbc	Tbc	£248.00	0.1563%	£248.00
575	571	Tbc	Tbc	£248.00	0.1563%	£248.00
576	572	Tbc	Tbc	£248.00	0.1563%	£248.00
577	573	Tbc	Tbc	£248.00	0.1563%	£248.00
578	574	Tbc	Tbc	£248.00	0.1563%	£248.00
579	575	Tbc	Tbc	£248.00	0.1563%	£248.00
580	576	Tbc	Tbc	£248.00	0.1563%	£248.00
581	577	Tbc	Tbc	£248.00	0.1563%	£248.00
582	578	Tbc	Tbc	£248.00	0.1563%	£248.00
583	579	Tbc	Tbc	£248.00	0.1563%	£248.00
584	580	Tbc	Tbc	£248.00	0.1563%	£248.00
585	581	Tbc	Tbc	£248.00	0.1563%	£248.00
586	582	Tbc	Tbc	£248.00	0.1563%	£248.00
587	583	Tbc	Tbc	£248.00	0.1563%	£248.00
588	584	Tbc	Tbc	£248.00	0.1563%	£248.00
589	585	Tbc	Tbc	£248.00	0.1563%	£248.00
590	586	Tbc	Tbc	£248.00	0.1563%	£248.00
591	587	Tbc	Tbc	£248.00	0.1563%	£248.00
592	588	Tbc	Tbc	£248.00	0.1563%	£248.00
593	589	Tbc	Tbc	£248.00	0.1563%	£248.00
594	590	Tbc	Tbc	£248.00	0.1563%	£248.00
595	591	Tbc	Tbc	£248.00	0.1563%	£248.00
596	592	Tbc	Tbc	£248.00	0.1563%	£248.00
597	593	Tbc	Tbc	£248.00	0.1563%	£248.00
598	594	Tbc	Tbc	£248.00	0.1563%	£248.00
599	595	Tbc	Tbc	£248.00	0.1563%	£248.00

Trinity Unit No.	Developer Plot No.	Type	Phase 1, 2 or 3	Estate Charge £	Estate Charge %	Total Service Charge £
600	596	Tbc	Tbc	£248.00	0.1563%	£248.00
601	597	Tbc	Tbc	£248.00	0.1563%	£248.00
602	598	Tbc	Tbc	£248.00	0.1563%	£248.00
603	599	Tbc	Tbc	£248.00	0.1563%	£248.00
604	600	Tbc	Tbc	£248.00	0.1563%	£248.00
605	601	Tbc	Tbc	£248.00	0.1563%	£248.00
606	602	Tbc	Tbc	£248.00	0.1563%	£248.00
607	603	Tbc	Tbc	£248.00	0.1563%	£248.00
608	604	Tbc	Tbc	£248.00	0.1563%	£248.00
609	605	Tbc	Tbc	£248.00	0.1563%	£248.00
610	606	Tbc	Tbc	£248.00	0.1563%	£248.00
611	607	Tbc	Tbc	£248.00	0.1563%	£248.00
612	608	Tbc	Tbc	£248.00	0.1563%	£248.00
613	609	Tbc	Tbc	£248.00	0.1563%	£248.00
614	610	Tbc	Tbc	£248.00	0.1563%	£248.00
615	611	Tbc	Tbc	£248.00	0.1563%	£248.00
616	612	Tbc	Tbc	£248.00	0.1563%	£248.00
617	613	Tbc	Tbc	£248.00	0.1563%	£248.00
618	614	Tbc	Tbc	£248.00	0.1563%	£248.00
619	615	Tbc	Tbc	£248.00	0.1563%	£248.00
620	616	Tbc	Tbc	£248.00	0.1563%	£248.00
621	617	Tbc	Tbc	£248.00	0.1563%	£248.00
622	618	Tbc	Tbc	£248.00	0.1563%	£248.00
623	619	Tbc	Tbc	£248.00	0.1563%	£248.00
624	620	Tbc	Tbc	£248.00	0.1563%	£248.00
625	621	Tbc	Tbc	£248.00	0.1563%	£248.00
626	622	Tbc	Tbc	£248.00	0.1563%	£248.00
627	623	Tbc	Tbc	£248.00	0.1563%	£248.00
628	624	Tbc	Tbc	£248.00	0.1563%	£248.00
629	625	Tbc	Tbc	£248.00	0.1563%	£248.00
630	626	Tbc	Tbc	£248.00	0.1563%	£248.00
631	627	Tbc	Tbc	£248.00	0.1563%	£248.00
632	628	Tbc	Tbc	£248.00	0.1563%	£248.00
633	629	Tbc	Tbc	£248.00	0.1563%	£248.00
634	630	Tbc	Tbc	£248.00	0.1563%	£248.00
635	631	Tbc	Tbc	£248.00	0.1563%	£248.00
636	632	Tbc	Tbc	£248.00	0.1563%	£248.00
637	633	Tbc	Tbc	£248.00	0.1563%	£248.00
638	634	Tbc	Tbc	£248.00	0.1563%	£248.00
639	635	Tbc	Tbc	£248.00	0.1563%	£248.00
640	636	Tbc	Tbc	£248.00	0.1563%	£248.00
				£158,718.00	100.00%	£158,718.00

10 Year Budget Projections of Individual Service Charge Costs

Charge Type	2024 Annual Costs per Plot	2025 Inflation at 7%	2026 Inflation at 6%	2027 Inflation at 5%	2028 Inflation at 3%	2029 Inflation at 2%	2030 Inflation at 2%	2031 Inflation at 2%	2032 Inflation at 2%	2033 Inflation at 2%
Estate Charge	£248.00	£265.36	£281.28	£295.35	£304.21	£310.29	£316.50	£322.83	£329.28	£335.87

Please Note: Whilst TPG 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. TPG therefore accepts no liability including (without limitation) liability for any loss damage or expenses howsoever arising from any reliance on the accuracy of these estimates or any part of them.

Get in touch

We never stop putting our customers first

You can contact us in writing, by calling or submitting a form via our [website](#).

In the event of an out of hours building emergency requiring urgent attention, our out of hours company can be contacted using our usual contact number.

Please make sure that you keep us informed of your address for correspondence, particularly if you are not living at the property.



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Complaints Procedure

If you are dissatisfied in the first instance please ensure that you have raised your concern with Trinity, preferably in writing by email or letter to the appropriate person/department you have had dealings with. Any further complaints should be directed to our Customer Services Manager who will investigate the problem and will ensure that you are advised of the action that we are taking and likely time scales.