



EDEN COURT LIVING COSTS

Service Charge Budget 2021

One of the key benefits of moving to Eden Court is the range of services and support provided, all of which are designed to make your life easier and more enjoyable. To cover the cost of providing the extensive range of services, each leaseholder pays a service charge to the Cinnamon Care Collection management company (Battersea Care Ltd). This charge also covers the cost of heating, electricity, hot water and water rates for your apartment. Please note telephone, broadband, TV licence or subscription and council tax are not included in the service charge.

The forecast service charge cost for 2021 is £177 per week or £767 per month and is broken down as follows:

	2021 Total Budget Cost	Per Property per week	Per Property per annum *
Social, Community & Support			
24-hour Emergency Response	£57,487	£39.48	£2,053
Apartment Services Coordinator	£28,059	£19.27	£1,002
Management	£10,095	£6.93	£361
Events & Activities Manager	£27,375	£18.80	£978
Reception	£10,156	£6.98	£363
Events, Entertainment & Activity Materials	£5,618	£3.86	£201
Driver & Vehicle			
Driver	£17,246	£11.84	£616
Vehicle	£7,490	£5.14	£268
Servicing, Maintenance & Fuel	£5,430	£3.73	£194
Vehicle Insurance	£749	£0.51	£27
Utilities to Apartments			
Heating, Hot Water & Electricity	£20,105	£13.81	£718
Water & Sewage	£3,595	£2.47	£128
Insurance			
Buildings Insurance	£6,544	£4.49	£234
Utilities Communal Areas			
Communal Cleaning	£9,552	£6.56	£341
Utilities (Heating, Lighting & Water)	£4,906	£3.37	£175
Maintenance & Estate Management			
Repairs, Maintenance & Consumables	£10,539	£7.24	£376
Maintenance Salaries	£5,270	£3.62	£188
Gardening	£3,955	£2.72	£141
Window Cleaning	£3,352	£2.30	£120
Waste Collection	£1,027	£0.71	£37
Service Contracts	£1,697	£1.17	£61
Emergency Call System	£425	£0.29	£15
Fire Alarm & Extinguishers	£284	£0.20	£10
Other Expenses			
Management Fee	£14,000	£9.62	£500
Reserve Fund (Not payable in 2021)	£14,980	£10.29	£535
Administration Costs	£1,134	£0.78	£41
Annual Audit/Certification	£1,070	£0.73	£38
TOTAL COSTS	£272,140	£186.91	£9,719
2021 forecast costs	£257,160	£176.62	£9,184

* Totals in this column are rounded to the nearest £

Ground Rent No ground rent is payable.

