



EDEN COURT LIVING COSTS

Service Charge Budget 2023/24

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.

	2023 Total Budget Cost	Per Property per week	Per Property per annum *
Social, Community & Support			
24-hour Emergency Response	£67,713	£46.51	£2,418
Apartment Services Coordinator	£39,264	£26.97	£1,402
Management	£11,354	£7.80	£406
Events & Activities Manager	£24,688	£16.96	£882
Reception	£22,114	£15.19	£790
Events, Entertainment & Activity Materials	£4,550	£3.13	£163
Utilities to Apartments			
Heating, Hot Water & Electricity	£67,454	£46.33	£2,409
Water & Sewage	£5,994	£4.12	£214
Insurance			
Buildings Insurance	£7,014	£4.82	£251
Utilities Communal Areas			
Communal Cleaning	£10,849	£7.45	£387
Utilities (Heating, Lighting & Water)	£3,494	£2.40	£125
Maintenance & Estate Management			
Repairs, Maintenance & Consumables	£11,819	£8.12	£422
Maintenance Salaries	£6,681	£4.59	£239
Gardening	£5,287	£3.63	£189
Window Cleaning	£4,055	£2.79	£145
Waste Collection	£1,167	£0.80	£42
Service Contracts	£1,379	£0.95	£49
Emergency Call System	£480	£0.33	£17
Fire Alarm & Extinguishers	£307	£0.21	£11
Other Expenses			
Management Fee	£14,000	£9.62	£500
Reserve Fund	£14,980	£10.29	£535
Administration Costs	£1,225	£0.84	£44
Annual Audit/Certification	£2,520	£1.73	£90
TOTAL COSTS	£328,388	£226	£11,728

Ground Rent No ground rent is payable.

* Totals in this column are rounded to the nearest £

