



EMERSON  
PARK  
CINNAMON LUXURY CARE

# EMERSON PARK LIVING COSTS

## Service Charge Budget

One of the key benefits of moving to Emerson Park is the range of services and support provided, all of which are designed to make your life easier and more pleasurable. To cover the cost of providing these services, each property pays a service charge to the Management Company which also includes all your heating, hot water and water rates for your apartment.

Below is a breakdown of these costs for 2023/24. Electricity, telephone, broadband and council tax are not included.

|  | Total Cost      | Per Property<br>per week | Per Property<br>per annum * |
|--|-----------------|--------------------------|-----------------------------|
| <b>Social Community &amp; Support</b>              |                 |                          |                             |
| 24-hour Emergency Response .....                   | £59,342         | £24.28                   | £1,263                      |
| Support Staff .....                                | £26,947         | £11.03                   | £573                        |
| Apartment Services Co-ordinator .....              | £38,120         | £15.60                   | £811                        |
| <b>Driver &amp; Vehicle</b>                        |                 |                          |                             |
| Driver .....                                       | £29,734         | £12.17                   | £633                        |
| Vehicle Costs .....                                | £8,488          | £3.47                    | £181                        |
| <b>Heating, Water &amp; Sewerage to Apartments</b> |                 |                          |                             |
| Heating & Hot Water .....                          | £63,210         | £25.86                   | £1,345                      |
| Water & Sewerage .....                             | £8,400          | £3.44                    | £179                        |
| <b>Insurance</b>                                   |                 |                          |                             |
| Building Insurance .....                           | £12,037         | £4.93                    | £256                        |
| <b>Utilities Communal Areas</b>                    |                 |                          |                             |
| Communal Cleaning .....                            | £10,646         | £4.36                    | £227                        |
| Utilities (Heating, Lighting & Water) .....        | £4,328          | £1.77                    | £92                         |
| <b>Maintenance &amp; Estate Management</b>         |                 |                          |                             |
| Repairs & Maintenance .....                        | £10,897         | £4.46                    | £232                        |
| Maintenance Staff .....                            | £18,828         | £7.70                    | £401                        |
| Gardening .....                                    | £9,792          | £4.01                    | £208                        |
| Window Cleaning .....                              | £7,216          | £2.95                    | £154                        |
| Service Contracts .....                            | £10,842         | £4.44                    | £231                        |
| <b>Other Expenses</b>                              |                 |                          |                             |
| Management Fee .....                               | £23,500         | £9.62                    | £500                        |
| Reserve Fund .....                                 | £10,000         | £4.30                    | £223                        |
| Accounts Audit & Certification .....               | £2,520          | £1.03                    | £54                         |
| <b>TOTAL COSTS .....</b>                           | <b>£355,347</b> | <b>£145.40</b>           | <b>£7,561</b>               |

## Ground Rent

An annual ground rent is payable by each leasehold apartment and is increased every 5 years.

The ground rent will be increased either by a proportion equivalent to any increase in the Retail Prices Index "RPI" or the initial rent x 2.5% per annum compounded, whichever is the greatest.

**Cost per annum £350**

\* Totals in this column are rounded to the nearest £



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Costs correct as at April 2023 | Charges effective from 1st April 2023

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