



EDEN COURT LIVING COSTS

Service Charge Budget 2024/25

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.

	2024 Total Budget Cost	Per Property per week	Per Property per annum *
Social, Community & Support			
24-hour Emergency Response	£64,790	£44.50	£2,314
Apartment Services Coordinator	£40,662	£27.93	£1,452
Support Staff	£37,117	£25.49	£1,326
Events & Activities Manager	£41,227	£28.32	£1,472
Other Activities	£4,550	£3.13	£163
Utilities to Apartments			
Heating, Hot Water & Electricity	£70,152	£48.18	£2,505
Water & Sewage	£6,234	£4.28	£223
Insurance			
Buildings Insurance	£9,117	£6.26	£326
Utilities Communal Areas			
Communal Cleaning	£14,978	£10.29	£535
Utilities (Heating, Lighting & Water)	£4,738	£3.25	£169
Maintenance & Estate Management			
Repairs, Maintenance & Consumables	£11,024	£7.57	£394
Maintenance Salaries	£6,681	£4.59	£239
Gardening	£5,498	£3.78	£196
Window Cleaning	£4,217	£2.90	£151
Waste Collection	£936	£0.64	£33
Service Contracts	£2,848	£1.96	£102
Other Expenses			
Management Fee	£14,000	£9.62	£500
Reserve Fund	£14,980	£10.29	£535
Administration Costs	£1,274	£0.88	£46
Annual Audit/Certification	£3,000	£2.06	£107
TOTAL COSTS	£358,023	£246	£12,787

Ground Rent No ground rent is payable.

* Totals in this column are rounded to the nearest £

