



EMERSON PARK LIVING COSTS

Service Charge Budget 2025/26

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 pleasurable. To cover these costs of providing these services each property pays a service charge to the Management Company.

This charge also covers the cost of heating, hot water and water rates. Please note that Electricity, Council Tax, Telephone, Broadband, TV Licence and Subscriptions are not included in the service charge.

	Total Cost	Per Property per week	Per Property per annum *
Social Community & Support			
24-hour Emergency Response	£69,554	£28.46	£1,480
Support Staff	£29,821	£12.20	£634
Apartment Services Coordinator	£42,107	£17.23	£896
Other Activities	£5,000	£2.05	£106
Driver & Vehicle			
Driver	£32,914	£13.47	£700
Vehicle Costs	£8,095	£3.31	£172
Utilities to Apartments			
Heating, Hot Water	£20,033	£8.20	£426
Water & Sewerage	£9,208	£3.77	£196
Insurance			
Building Insurance	£14,814	£6.06	£315
Utilities Communal Areas			
Communal Cleaning	£13,772	£5.63	£293
Utilities (Heating, Lighting & Water)	£21,441	£8.77	£456
Maintenance & Estate Management			
Repairs & Maintenance	£12,020	£4.92	£256
Maintenance Salaries	£23,760	£9.72	£506
Gardening	£7,589	£3.11	£161
Window Cleaning	£11,417	£4.67	£243
Service Contracts	£17,311	£7.08	£368
Other Expenses			
Management Fee	£23,500	£9.62	£500
Reserve Fund	£10,000	£4.09	£213
Accounts Audit & Certification	£3,150	£1.29	£67
TOTAL COSTS	£375,503	£153.64	£7,989
MONTHLY SERVICE CHARGE	£665,79		

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.

* Totals in this column are rounded to the nearest £

Cost per annum £425

(Approximately depending on Apartment)

