

Copper Beech Court - Management Budget 2025

Service	Cost Category	Service Summary	Budget Cost
Management	Management fees	Charge for administering the Service Charge, organising all planned and non-planned works and general management of the property.	£2,340.00
	Health & Safety	Budget to cover the cost of the annual health & safety inspection and fire risk assessment.	
		Fire Risk Assessment Health and Safety report	£400.00 £400.00
	Insurance	Budget to cover the cost of the buildings / Director liability insurance	£3,750.00
	Accountancy fees	Budget to cover the costs of filing statutory accounts	£550.00
Subtotal			£7,440.00
Utilities	Utilities	Budget to cover the communal electricity charges at the property.	£1,500.00
	Subtotal		
Services	Window Cleaning & gutter clean	Budget to cover cost of annual gutter clearance and window cleaning 6 x per annum (front windows only)	£1,370.00
	Bin Clean	Budget to cover costs of the external and internal bin clean.	£120.00
	External landscaping	Budget to cover the costs of the maintenance of the landscaped areas and car park at the property, including litter pick.	£3,120.00
	External fabric repairs	Budgetary figure for repairs and maintenance for the external parts of the building including car park	£1,000.00
	Emergency Lighting	Includes annual testing, maintenance and callouts/resets	£700.00
	Entrance Gates	Servicing and monitored support in relation to the automated car park entrance and pedestrian gates. Cost includes the provision on fibre high-speed broadband	£5,850
	Subtotal		
Total			£21,100.00

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