



Bartons Road

Havant

Bellway Wessex

MANAGEMENT PROPOSAL

Delivering bespoke management
solutions for developments of any
size and complexity



INVESTORS
IN PEOPLE



ARMA

Prepared By - Simon Byrd
Date - 19 December 2018



trinity

DOCUMENT CONTROL SHEET

Date	Author	Reason for Amendment
01-Mar-19	Simon Byrd	Part adoption of main roadways

DEVELOPMENT NOTES / SERVICE CHARGE

A new development consisting of 122 private houses, 30 Housing Association (HA) houses, 15 HA apartments and 8 HA maisonettes – 175 units in total

All 175 units will be required to contribute equally towards the Estate Charge for maintenance of the open space areas, play area etc.

Those 148 units that have access to their plot or parking space via a section of managed roadway will be required to additionally contribute towards the Private Roadway Charge for maintenance and upkeep of the sections of privately managed roadways/driveways

Plots 4-10, 15, 16, 41-43, 50-58 and 81-86 will access their plot/parking via the adopted roadway and will not be required to contribute towards the Private Roadway Charge

The main spine road and footpaths into the development, up to where it turns into a hammer head beside plot16, and their associated maintenance, surface water drainage and lighting will remain private and will be the responsibility of the Management Company

The remaining roadways, shared driveways and footpaths as shown green hatched on the Conveyance Plan (drawing no. C85850-D181) will remain private and their associated maintenance, surface water drainage and lighting will be the responsibility of the Management Company

The communal sections of the foul drainage systems will be the responsibility of the Management Company

The Management Company will be responsible for all the open space areas within the development including the landscape buffers around the boundaries of the development and the swales in the centre of the site

There is a Local Equipped Area of Play located in the West of the development – this will be the responsibility of the Management Company

There are no electronic vehicular gates within the development

Public Liability Insurance will be put in place to cover the managed areas of the development

Refuse removal will be provided as part of the Council Tax Charge

The Management Company will be responsible for the maintenance and upkeep of any fencing/railings located within the managed areas of the development

The HA will be responsible for their own apartment blocks including any associated grounds and parking areas

The sub station will be adopted and will not be the responsibility of the Management Company

No.	Item	Budget for the year	NOTES
1	Landscape Maintenance	£18,000	Landscape maintenance of the open space areas, includes cutting of grass, weeding, tending of flower beds, borders and shrubs, litter picking, sweeping of walkways etc. Frequency and duration of visits will vary throughout the year i.e. more frequent and longer during growing season, less frequent and shorter during winter months
2	Play Area Maintenance	£1,200	Maintenance of the play equipment and its safety surface including treatment/painting as required etc.
3	Drainage Maintenance	£960	Maintenance of the foul and surface water drainage systems including regular inspections, clearing as required etc
4	Electricity Charges	£2,142	Assuming low consumption lighting throughout. Includes estimated amounts for external lighting.
5	General Repairs & Maintenance	£2,160	Budgetary costs to cover for day to day repairs of communal items
6	Private Roadway/Carpark Maintenance	£4,020	Maintenance of the un-adopted roadway and its associated lighting including regular sweeping, replacement of any light bulbs etc.
7	Directors & Officers Insurance	£420	This is to provide liability cover for the Directors of the Resident Management Company
8	Public Liability Insurance	£1,008	Includes comprehensive Public Liability cover
9	Health and Safety Assessment	£816	** The instruction of professional surveyors to carry out and certify inspections for required Health and Safety, Fire Risk and General Risk assessments
10	Play Area Inspection Costs	£240	** Costs for regular Health & Safety inspection for play equipment and safety surface
11	Accountancy Fee	£660	Annual fee for independent certification of Service Charge Accounts
12	Management Fee	£16,800	Fixed Management Fee based on £80 plus VAT per plot (not a percentage of total Service Charge).
13	Company Administration/Secretarial Fee	£300	*** Annual fee for the administration and filing of annual RMC accounts
14	Banking Charges	£63	Bank Charges relating to scheme trustee bank account
15	Estate Sinking Fund	£300	A fund designed to build up and pay towards the future costs of the estate and any associated major works
16	Private Roadway Sinking Fund	£850	A fund designed to build up and pay towards the future costs of the private roadway and pavement re-surfacing and any associated items that may include, such as drainage, street lighting, etc.
17	Arboricultural Sinking Fund	£1,000	Contribution to the arboricultural fund for future tree and planting works
18	Play Area Sinking Fund	£250	A fund designed to build up and pay towards the future costs of the play area including re-surfacing and associated items such as bollard lighting and replacement play equipment, gates or benches etc
Total		£51,189	

Bartons Road, Havant
Budget period ending 30/09/20

	<u>Expenditure Headings</u>	<u>Total Charges 2019/20</u>	<u>Estate Charge 175</u>	<u>Block Charge 148</u>
	<u>Regular/Cyclical (Contract) Maintenance</u>			
1	Landscape Maintenance	18000	18000	
2	Play Area Maintenance	1200	1200	
3	Drainage Maintenance	960	960	
	<u>Utilities</u>			
4	Electricity Charges	2142		2142
	<u>General & Reactive Expenditure</u>			
5	General Repairs & Maintenance	2160	2160	
6	Private Roadway/Carpark Maintenance	4020		4020
	<u>Insurance</u>			
7	Directors & Officers Insurance	420	420	
8	Public Liability Insurance	1008	1008	
	<u>Health and Safety</u>			
9	Health & Safety Assessment	816	816	
10	Play Area Inspection Costs	240	240	
	<u>Professional Fees/Services</u>			
11	Accountancy Fee	660	660	
12	Management Fee	16800	16800	
13	Company Administration/Secretarial Fee	300	300	
14	Banking Charges	63	63	
	<u>Reserve Funds</u>			
15	Estate Sinking Fund	300	300	
16	Private Roadway Sinking Fund	850		850
17	Arboricultural Sinking Fund	1000	1000	
18	Play Area Sinking Fund	250	250	
	<u>SERVICE CHARGE TOTAL</u>	51189	44177	7012

Please see attached Matrix for Individual Service Charges

Plot No.	Type	Estate	Estate	Private	Private	Private	Total
		Charge £	Charge %	Roadway Charge Y/N	Roadway Charge £	Roadway Charge %	
1	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
2	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
3	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
4	Private House	£252.44	0.5714%	N			£252.44
5	Private House	£252.44	0.5714%	N			£252.44
6	Private House	£252.44	0.5714%	N			£252.44
7	Private House	£252.44	0.5714%	N			£252.44
8	Private House	£252.44	0.5714%	N			£252.44
9	Private House	£252.44	0.5714%	N			£252.44
10	Private House	£252.44	0.5714%	N			£252.44
11	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
12	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
13	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
14	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
15	HA House	£252.44	0.5714%	N			£252.44
16	HA House	£252.44	0.5714%	N			£252.44
17	HA Maisonette	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
18	HA Maisonette	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
19	HA Maisonette	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
20	HA Maisonette	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
21	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
22	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
23	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
24	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
25	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
26	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
27	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
28	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
29	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
30	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
31	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
32	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
33	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
34	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
35	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
36	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
37	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
38	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
39	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
40	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
41	Private House	£252.44	0.5714%	N			£252.44
42	Private House	£252.44	0.5714%	N			£252.44
43	Private House	£252.44	0.5714%	N			£252.44
44	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
45	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
46	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
47	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
48	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
49	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
50	Private House	£252.44	0.5714%	N			£252.44
51	Private House	£252.44	0.5714%	N			£252.44
52	Private House	£252.44	0.5714%	N			£252.44
53	Private House	£252.44	0.5714%	N			£252.44
54	Private House	£252.44	0.5714%	N			£252.44
55	Private House	£252.44	0.5714%	N			£252.44
56	Private House	£252.44	0.5714%	N			£252.44
57	Private House	£252.44	0.5714%	N			£252.44
58	Private House	£252.44	0.5714%	N			£252.44
59	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
60	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
61	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
62	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
63	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
64	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
65	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82

Plot No.	Type	Estate Charge £	Estate Charge %	Roadway Charge Y/N	Roadway Charge £	Roadway Charge %	Total Service Charge £
66	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
67	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
68	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
69	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
70	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
71	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
72	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
73	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
74	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
75	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
76	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
77	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
78	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
79	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
80	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
81	Private House	£252.44	0.5714%	N			£252.44
82	Private House	£252.44	0.5714%	N			£252.44
83	Private House	£252.44	0.5714%	N			£252.44
84	Private House	£252.44	0.5714%	N			£252.44
85	Private House	£252.44	0.5714%	N			£252.44
86	Private House	£252.44	0.5714%	N			£252.44
87	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
88	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
89	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
90	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
91	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
92	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
93	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
94	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
95	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
96	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
97	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
98	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
99	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
100	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
101	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
102	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
103	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
104	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
105	HA Apartment	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
106	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
107	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
108	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
109	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
110	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
111	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
112	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
113	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
114	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
115	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
116	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
117	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
118	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
119	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
120	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
121	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
122	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
123	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
124	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
125	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
126	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
127	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
128	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
129	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
130	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
131	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82

Plot No.	Type	Estate Charge £	Estate Charge %	Roadway Charge Y/N	Roadway Charge £	Roadway Charge %	Total Service Charge £
132	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
133	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
134	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
135	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
136	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
137	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
138	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
139	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
140	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
141	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
142	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
143	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
144	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
145	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
146	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
147	HA Maisonette	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
148	HA Maisonette	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
149	HA Maisonette	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
150	HA Maisonette	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
151	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
152	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
153	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
154	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
155	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
156	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
157	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
158	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
159	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
160	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
161	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
162	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
163	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
164	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
165	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
166	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
167	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
168	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
169	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
170	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
171	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
172	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
173	Private House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
174	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
175	HA House	£252.44	0.5714%	Y	£47.38	0.6757%	£299.82
		£44,177	100.00%		£7,012	100.00%	£51,189