

Waterloo House, Teeside, Stockton on Tee's
Inspired Property Management proposed budget

43 Apts

HEADING	BUDGET	NOTES
Management Fees	£ 9,288.00	£180 + VAT per unit / £7740 + VAT
Cleaning Common Areas	£ 3,744.00	£120 + VAT per unit / £3120 + VAT per quarterly clean
Window cleaning	£ 1,200.00	£250 + VAT quarter clean
Lift maintenance & repairs	£ 480.00	Quarterly service £240 + provision for adhoc repairs
Engineering Insurance	£ 700.00	Provisional costs
Building Insurance	£ 5,913.00	Actual quotation based on sum insured provided
Lift Telephone	£ 200.00	Only required if there is a autodialer not GSM unit
Fire protection	£ 1,200.00	Quarterly service, annual EL check, monthly checking of alarm & lights
Electricity	£ 2,000.00	Provisional sum
Repairs & maintenance	£ 1,200.00	Provisional sum - should be low due to 12 month builders liability
Health & Safety	£ 479.00	Annual audit for
M&E maintenance	£ 1,300.00	Annual pump tank and water risk assessment & lightening conductor
Accountancy fees	£ 450.00	Actual costs
Out of Hours Service	£ 362.00	£8.40 per unit per annum
Bank charges	£ 200.00	Provisional cost
Sundries	£ 240.00	Provisional cost
External maintenance	£ 800.00	Provisional cost
Sinking fund	£ 1,000.00	To be reviewed in year two once capital expenditure plan is completed
Capital Exenditure plan	£ 1,200.00	Surveyors report for cap ex for the development
External maintenance	£ 5,000.00	As per Mandales costs
TOTAL BUDGET	£ 36,956.00	

APT	SQ FOOTAGE	PARKING	%	TOTAL
GROUND FLOOR				
1	660	Parking	3.584035%	£ 1,324.52

2	525	Parking	2.850937%	£ 1,053.59
3	460	Parking	2.497964%	£ 923.15
4	400	Parking	2.172142%	£ 802.74
5	435	Parking	2.362205%	£ 872.98
6	375	Parking	2.036383%	£ 752.57
7	375	Parking	2.036383%	£ 752.57
8	365	Parking	1.982080%	£ 732.50
9	365	Parking	1.982080%	£ 732.50
10	370	Parking	2.009232%	£ 742.53
FIRST FLOOR				
11	660	Parking	3.584035%	£ 1,324.52
12	525	Parking	2.850937%	£ 1,053.59
13	460	Parking	2.497964%	£ 923.15
14	400	Parking	2.172142%	£ 802.74
15	435	Parking	2.362205%	£ 872.98
16	375	Parking	2.036383%	£ 752.57
17	375	Parking	2.036383%	£ 752.57
18	365	Parking	1.982080%	£ 732.50
19	365	Parking	1.982080%	£ 732.50
20	370	Parking	2.009232%	£ 742.53
21	365	Parking	1.982080%	£ 732.50
SECOND FLOOR				
22	660	Parking	3.584035%	£ 1,324.52
23	525	Parking	2.850937%	£ 1,053.59
24	460	Parking	2.497964%	£ 923.15
25	400	Parking	2.172142%	£ 802.74
26	435	Parking	2.362205%	£ 872.98
27	375	Parking	2.036383%	£ 752.57
28	375	Parking	2.036383%	£ 752.57
29	365	Parking	1.982080%	£ 732.50
30	365	Parking	1.982080%	£ 732.50
31	370	Parking	2.009232%	£ 742.53
32	365	Parking	1.982080%	£ 732.50

THIRD MEETING				
33	660	Parking	3.584035%	£ 1,324.52
34	525	Parking	2.850937%	£ 1,053.59
35	460	Parking	2.497964%	£ 923.15
36	400	Parking	2.172142%	£ 802.74
37	435	Parking	2.362205%	£ 872.98
38	375	Parking	2.036383%	£ 752.57
39	375	Parking	2.036383%	£ 752.57
40	365	Parking	1.982080%	£ 732.50
41	365	Parking	1.982080%	£ 732.50
42	370	Parking	2.009232%	£ 742.53
43	365	Parking	1.982080%	£ 732.50

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100.000000% £ 36,956.00

