

## De Montfort Court Management (Leicester) Ltd Budget 2026/27

| Item       | Breakdown                           | Cost | Total        | Comment                                                                                                                                                                                                                                                                         |
|------------|-------------------------------------|------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Management | Managing Agent                      | 3600 |              | Haward's basic work as described in the expenditure certificate.<br>Reducing over time as responsibilities are transferred to other directors.<br>Note only 4200 charged in 25/26 vs. budget of 4800.                                                                           |
|            | Management-accounting (Peter)       | 650  |              | Peter Wilson creates the statutory accounts, the expenditure certificate, keeps all invoices, and checks bank statements and service charge payments.<br>We may in the future have to pay to file accounts with Companies House.<br>Also includes cost of management insurance. |
|            | Management-other directors          | 2500 |              | 500 each for work carried out by the other five directors in line with their roles and responsibilities; will increase over time as responsibilities are transferred from Haward.                                                                                               |
|            | Karen Hill                          | 660  |              | Karen's work of dealing with small repairs, external sense check/walk around, attending two meetings per year and reporting to Haward.                                                                                                                                          |
|            | Jo Soper                            | 120  |              | Jo's quarterly testing of smoke detectors in common parts and reporting to Haward.                                                                                                                                                                                              |
|            | Gardening                           | 1390 |              | Jo Soper                                                                                                                                                                                                                                                                        |
|            | Cleaning                            | 1065 |              | Jo Soper (note that Celia & Haward pay for the cleaning of the Common Parts at no 2).                                                                                                                                                                                           |
|            | Gardening purchases                 | 190  |              | Covers tools, bulbs, plants, etc.                                                                                                                                                                                                                                               |
|            | ICO and Companies House annual fees | 70   |              | Statutory requirements.                                                                                                                                                                                                                                                         |
|            | <b>Management total</b>             |      | <b>10250</b> | Management costs are liable to rise due to increased regulation/workload.                                                                                                                                                                                                       |

|                     |                             |       |              |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------|-----------------------------|-------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Insurance           |                             |       | <b>4500</b>  | Actual cost (Caledonian Roofdwellers does not receive any commission and no fee is charged for arranging the insurance).<br>Paid as lump sum to avoid finance costs.                                                                                                                                                                                                                                                               |
| Electricity         |                             |       | <b>2050</b>  | Estimate based on rising costs and most recent actual monthly bill.                                                                                                                                                                                                                                                                                                                                                                |
| Bank charges        |                             |       | <b>200</b>   | Same as last year.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| General Maintenance | Drains                      | 500   |              | Appears to be fewer drain problems.                                                                                                                                                                                                                                                                                                                                                                                                |
|                     | Electrics                   | 1000  |              | Changing light bulbs, alarm batteries, etc.<br>Possible reduction here if tenants offer to do some changing of bulbs; we'd pay.<br>Includes cost of certifying common parts of the building.                                                                                                                                                                                                                                       |
|                     | Tree and hedge trimming     | 100   |              | Estimate based on previous year.                                                                                                                                                                                                                                                                                                                                                                                                   |
|                     | Contingency                 | 900   |              | Estimate                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                     | <b>GM total</b>             |       | <b>2500</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Major Works         | Roof                        | 3000  |              | We propose to spend around 3000 per annum for the next few years in major refurbishment of the roof. It is becoming quite fragile. It is nearly 150 years old.<br>We will where necessary include aerial work with this activity as we need to check and replace aerals and boxes.<br>At the same time we will put cowlings on to each chimney. We have had birds go down chimneys and it's a good idea to deal with this problem. |
|                     | Basic painting pointing etc | 15000 |              | This will be integrated with roofing works where possible.<br>Current quotations suggest that this is enough for one large contract and one smaller one.                                                                                                                                                                                                                                                                           |
|                     | <b>Major Works total</b>    |       | <b>18000</b> | Increase from 15000 in 23/24 due to material prices increasing and a shortage of skilled tradespeople.                                                                                                                                                                                                                                                                                                                             |
| <b>TOTAL</b>        |                             |       | <b>37500</b> | This will leave service charge at previous (24/25) amount of £125/month.                                                                                                                                                                                                                                                                                                                                                           |