



trinity

Service Charge Information Pack

Contents

- » About Trinity
- » Residents Communication
- » Your Questions Answered - Houses
- » Service Charge
- » Plot Matrix & 10-Year Forecast
- » Get in touch



About Trinity

Quality service is the priority of what we do in our business

Trinity is a leading Residential Property Management Company. We are committed to offering the highest standards of service to the developments that we manage.

We manage the full range of residential property across England and Wales from small blocks of flats to large city centre developments, mixed estates of houses and flats, refurbished country houses and cul-de-sacs of freehold houses. Trinity's directors and senior staff have many years experience in Residential Property Management.

Our dedicated customer service team based in Hertfordshire provide support to your locally based Property Manager who has the local knowledge and experience to manage your property.

Our Customers

Each development is allocated a proactive and dedicated management team. Our office based customer support team will respond to most customer service enquiries, progress maintenance issues and deal with correspondence from our customers.

We have a network of locally based, experienced Property Managers, who are responsible for a number of development within their geographical area. The Property Manager places and supervises the various service contracts and completes regular development inspections to ensure the correct standards are maintained, they will also deal with any management issues.

Residents Communication

We've made it quicker and easier for you to report communal repairs

Introducing Fixflo our new online repair reporting tool



Report online
24/7



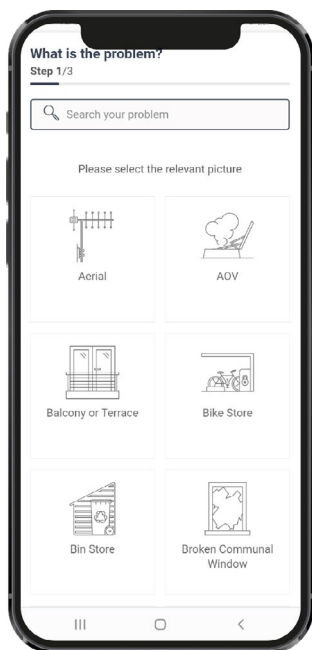
Over 40
languages
available



More details
= faster fixes



Emails &
updates sent
to you



trinityestates.fixflo.com

- Go to trinityestates.fixflo.com from your phone, laptop or tablet
- Select your language and the most accurate picture and then fill in as much detail as possible
- Trinity will receive an instant notification and you will receive instant confirmation
- Our customer support team will progress the issue & you can login at any time to view the status of the issue

Your Questions Answered - Houses

Trinity will send you a Welcome Letter once we begin management, providing you with our Residents Information Pack which contains further details about Trinity and the services we will be providing to you and your development.

Who are Trinity?

Trinity (Estates) Property Management Ltd is a private national management company formed to provide the highest levels of service to residential properties. Once handed over into our care from the developer, Trinity are responsible for provision of services to the communal areas within your development as defined within your lease and for the benefit of you, the owners.

What is a Service Charge?

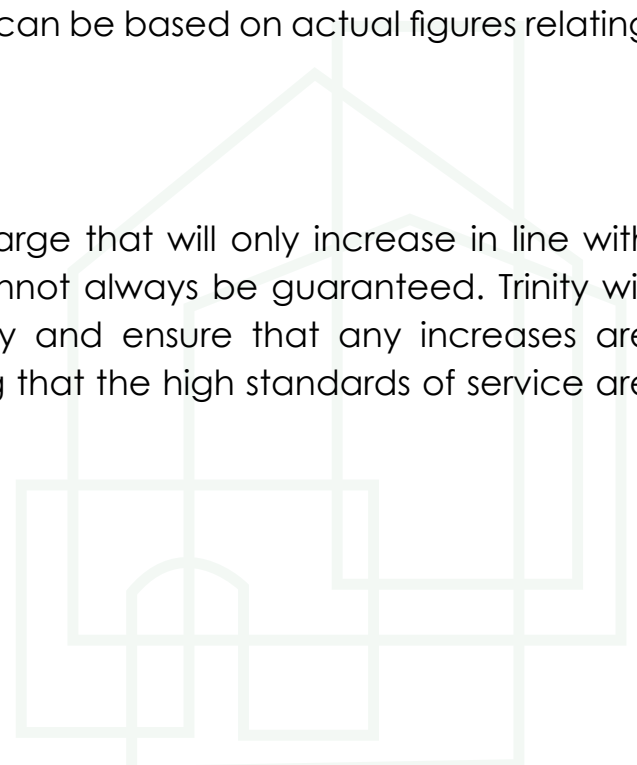
The Service Charge is designed to cover the maintenance and running costs of your development. This depends on what type of property you live in but can include maintenance of any communal areas, insurance and maintenance of the communal structures, gardening, management of the estate etc. so that you, the owner, only need be responsible for the inside of your new home.

How is the Service Charge Calculated?

Your first year's budget has been carefully calculated and agreed with the developer using all our experience, however for the first year at least, it must be remembered that this is an estimate. Subsequent budgets can be based on actual figures relating to your development from the year before.

Will the service charge increase?

Our aim is to produce an initial Service Charge that will only increase in line with inflation after the first year although this cannot always be guaranteed. Trinity will manage your development carefully to try and ensure that any increases are kept to an absolute minimum whilst ensuring that the high standards of service are maintained.



Your Questions Answered -Houses

What are the insurance arrangements?

Trinity will arrange for Public Liability insurance for the communal areas, Terrorism cover and Employers liability where appropriate are also provided as part of the policy. **You will need to arrange your own buildings and contents insurance for your property.**

How will my Development be managed?

Your transfer will set out the conditions for you living there, the owner of the developments rights and responsibilities and the Management Company's rights and responsibilities. In order to manage your development effectively all parties will be legally obliged to act in accordance with the transfer at all times.

How do I pay for my service charge?

Your Service Charge is payable in advance and Direct Debit facilities are available for your convenience, otherwise it is payable in accordance with the frequency stated in your transfer.

Monies from all contributors are paid into a trustee bank account set up for your development and all services set out in your lease are paid for from this account.

Transactions in and out of the account are authorised every year by an independent firm of chartered accountants, and sent to each owner in line with the legal requirements of a Management Company.

What is a sinking fund?

The Sinking Fund is a separate fund in your development's trustee bank account which is designed to build up as a contribution towards major items of expenditure for example, re-surfacing of private roadways, replacement of lighting etc. Including a Sinking Fund from the outset with all units contributing every year, enables better budgeting for these costs and should help to offset any additional payments by residents when major expenditure is required.

What happens to monies I paid on completion?

Any monies you pay towards the service charge on completion of your property will be held in a separate trustee bank account under your name. This money will not be touched by us until Trinity begin providing services to your development.



trinity

Service Charge Breakdown

TPG 

Trinity Estates is Part of
The Trinity Property Group

[< Back to contents](#)

Development Notes

The Chaple Gate development is a new build comprising of a mixture of private and HA dwellings; 100 houses and 6 apartments – 106 units in total

All 106 units on the development will be required to contribute towards the **Estate Charge** for maintenance and upkeep of the Public Open Space (POS) areas, private roadways, associated lighting, equipped play area, attenuation features, Service Charge Budget professional fees and Insurances etc.

The HA units will be required to contribute equally towards the Estate Charges, there are no HA caps in place. The HA will be responsible for their own apartment block, bin stores etc.

The Management Company will be responsible for the landscaping, maintenance and upkeep of the public open space areas. This includes the SuD's and swales etc.

Arboriculturalist services will be required to maintain the older trees on the development

The roadways and visitor parking bays will remain private and will be the responsibility of the Management Company, including the associated external lighting columns etc.

The Management Company will not be responsible for the foul and surface water drainage systems within the private roadways, these will be adopted. However, the Management Company will be responsible for the drainage serving the SuD's and associated inlets, outlets and headwalls etc.

The Management Company will be responsible for all street furniture including informal pathways, railings, signage, bollards, concrete benches, steps, fencing, gates, bins etc. associated within the areas of managed POS

There is an equipped play area within the development, this will be the responsibility of the Management Company to maintain, inspect and ROSPA Certify etc.

The Management Company will be responsible for any railings, benches, cycle stands, bins etc. associated within the managed play area

There are no electronic vehicular entrance gates or pedestrian access gates within the development

Public liability insurance will be provided through the Service Charge to cover the managed external areas within the development

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

There will be a RMC (Residential Management Company) set up for the development and we have accounted for the related Secretarial Services, Directors & Officers Insurance etc.

Prior to commencement of management of the development by Trinity, the developer (or the developer's solicitors) shall provide a list of all those documents that Trinity is to observe in their management. The Developer shall indemnify Trinity against any liability resulting from any omission in that list and any failure of Trinity to meet any obligation in a document not included in that list

Budget Summary

Chapel Gate, Netherhampton Road North

Budget period ending 31/12/24

No.	Item	Budget for the year	NOTES
1	Landscape Maintenance	£15,000	Landscape maintenance of communal gardens, 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	£400	Maintenance of the play equipment and its safety surface including treatment/painting as required etc.
3	Attenuation/Balancing Pond	£2,000	Maintenance costs associated with the attenuation features, including any aquatic and marginal plant weeding/removal as necessary, maintenance of any water inlets, outlets and overflows, repair and maintenance of the banks etc.
4	Electricity Charges	£1,512	Assuming low consumption lighting throughout. Includes estimated amounts for external street/roadway lighting only
5	General Repairs & Maintenance	£212	Budgetary costs to cover for day to day repairs of external communal items such as lights, informal pathways, signage etc. Such repairs exclude any work to private units or anything within their demise
6	Private Roadway/Car Park Maintenance	£318	Maintenance of the un-adopted roadway and its associated lighting, including regular sweeping, replacement of any light bulbs, weed treatments etc.
7	Arboriculturalist Costs	£1,000	Costs relating to minor tree works that are required
8	Directors & Officers Insurance	£336	This is to provide liability cover for the Directors of the Resident Management Company
9	Public Liability Insurance	£500	Includes comprehensive Public Liability cover
10	Health & Safety Assessment	£846	The instruction of professional surveyors to carry out and certify inspections for required Health and Safety, Fire Risk and General Risk assessments
11	Play Area Inspection Costs	£372	Costs for regular Health & Safety inspection for play equipment and safety surface
12	Accountancy Fee	£804	Annual fee for independent certification of Service Charge Accounts
13	Management Fee	£8,268	Trinity Management Fee (not a percentage of total Service Charge)
14	Company Administration/Secretarial Fee	£336	Annual fee for the administration and filing of annual RMC accounts
15	Banking Charges	£63	Bank Charges relating to scheme trustee bank account
16	Estate Sinking Fund	£212	A fund designed to build up and pay towards the future costs of the estate and any associated major works
17	Private Roadway Sinking Fund	£318	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.
18	Arboricultural Sinking Fund	£424	Contribution to the arboricultural fund for future tree and planting works
19	Play Area Sinking Fund	£212	A fund designed to build up and pay towards the future costs of the play area including re-surfacing and associated items such as replacement play equipment, gates or benches etc.

Total	£33,133
--------------	----------------

Proposed Budget

Chapel Gate, Netherhampton Road North

Budget period ending 31/12/24

<u>Expenditure Headings</u>	<u>Total Charges</u> <u>2024</u>	<u>Estate Charge</u> <u>106</u>
<u>Regular/Cyclical (Contract) Maintenance</u>		
1 Landscape Maintenance	£15,000	£15,000
2 Play Area Maintenance	£400	£400
3 Attenuation/Balancing Pond	£2,000	£2,000
<u>Utilities</u>		
4 Electricity Charges	£1,512	£1,512
<u>General & Reactive Expenditure</u>		
5 General Repairs & Maintenance	£212	£212
6 Private Roadway/Car Park Maintenance	£318	£318
7 Arboriculturalist Costs	£1,000	£1,000
<u>Insurance</u>		
8 Directors & Officers Insurance	£336	£336
9 Public Liability Insurance	£500	£500
<u>Health & Safety</u>		
10 Health & Safety Assessment	£846	£846
11 Play Area Inspection Costs	£372	£372
<u>Professional Fees/Services</u>		
12 Accountancy Fee	£804	£804
13 Management Fee	£8,268	£8,268
14 Company Administration/Secretarial Fee	£336	£336
15 Banking Charges	£63	£63
<u>Reserve Funds</u>		
16 Estate Sinking Fund	£212	£212
17 Private Roadway Sinking Fund	£318	£318
18 Arboricultural Sinking Fund	£424	£424
19 Play Area Sinking Fund	£212	£212
<u>SERVICE CHARGE TOTAL</u>	£33,133	£33,133

Plot Matrix

Chapel Gate, Netherhampton Road North

Budget period ending 31/12/24

Unit Number	Type	Tenure	Estate Charge £	Estate Charge %	Total Service Charge £
1	House	OM	£312.58	0.94%	£312.58
2	House	OM	£312.58	0.94%	£312.58
3	House	OM	£312.58	0.94%	£312.58
4	House	OM	£312.58	0.94%	£312.58
5	House	OM	£312.58	0.94%	£312.58
6	House	OM	£312.58	0.94%	£312.58
7	House	OM	£312.58	0.94%	£312.58
8	House	OM	£312.58	0.94%	£312.58
9	House	OM	£312.58	0.94%	£312.58
10	House	AD SO	£312.58	0.94%	£312.58
11	House	AD SO	£312.58	0.94%	£312.58
12	House	OM	£312.58	0.94%	£312.58
13	House	OM	£312.58	0.94%	£312.58
14	House	OM	£312.58	0.94%	£312.58
15	House	OM	£312.58	0.94%	£312.58
16	House	OM	£312.58	0.94%	£312.58
17	House	OM	£312.58	0.94%	£312.58
18	House	OM	£312.58	0.94%	£312.58
19	House	OM	£312.58	0.94%	£312.58
20	House	OM	£312.58	0.94%	£312.58
21	House	AR	£312.58	0.94%	£312.58
22	House	AR	£312.58	0.94%	£312.58
23	House	AR	£312.58	0.94%	£312.58
24	House	AR	£312.58	0.94%	£312.58
25	House	AR	£312.58	0.94%	£312.58
26	House	AR	£312.58	0.94%	£312.58
27	House	AR	£312.58	0.94%	£312.58
28	House	AR	£312.58	0.94%	£312.58
29	House	AR	£312.58	0.94%	£312.58
30	House	SO	£312.58	0.94%	£312.58
31	House	SO	£312.58	0.94%	£312.58
32	House	SO	£312.58	0.94%	£312.58
33	House	SO	£312.58	0.94%	£312.58
34	House	SO	£312.58	0.94%	£312.58
35	House	SO	£312.58	0.94%	£312.58
36	House	AD SO	£312.58	0.94%	£312.58
37	House	AD SO	£312.58	0.94%	£312.58
38	House	OM	£312.58	0.94%	£312.58
39	House	OM	£312.58	0.94%	£312.58
40	House	OM	£312.58	0.94%	£312.58
41	House	OM	£312.58	0.94%	£312.58
42	House	OM	£312.58	0.94%	£312.58
43	House	OM	£312.58	0.94%	£312.58
44	House	AR	£312.58	0.94%	£312.58
45	House	AR	£312.58	0.94%	£312.58
46	House	AR	£312.58	0.94%	£312.58
47	House	AD AR	£312.58	0.94%	£312.58
48	House	AD AR	£312.58	0.94%	£312.58
49	House	AR	£312.58	0.94%	£312.58
50	House	AR	£312.58	0.94%	£312.58
51	House	AD AR	£312.58	0.94%	£312.58
52	House	AD SO	£312.58	0.94%	£312.58
53	House	SO	£312.58	0.94%	£312.58
54	House	SO	£312.58	0.94%	£312.58
55	House	AD AR	£312.58	0.94%	£312.58

Unit Number	Type	Tenure	Estate Charge £	Estate Charge %	Total Service Charge £
56	House	AD AR	£312.58	0.94%	£312.58
57	House	AD AR	£312.58	0.94%	£312.58
58	House	AD AR	£312.58	0.94%	£312.58
59	House	AD AR	£312.58	0.94%	£312.58
60	House	OM	£312.58	0.94%	£312.58
61	House	OM	£312.58	0.94%	£312.58
62	House	OM	£312.58	0.94%	£312.58
63	House	OM	£312.58	0.94%	£312.58
64	House	OM	£312.58	0.94%	£312.58
65	House	OM	£312.58	0.94%	£312.58
66	House	OM	£312.58	0.94%	£312.58
67	House	SO	£312.58	0.94%	£312.58
68	House	SO	£312.58	0.94%	£312.58
69	House	SO	£312.58	0.94%	£312.58
70	House	AR	£312.58	0.94%	£312.58
71	House	AR	£312.58	0.94%	£312.58
72	House	AR	£312.58	0.94%	£312.58
73	Apartment	AR	£312.58	0.94%	£312.58
74	Apartment	AR	£312.58	0.94%	£312.58
75	Apartment	AR	£312.58	0.94%	£312.58
76	Apartment	AR	£312.58	0.94%	£312.58
77	Apartment	AR	£312.58	0.94%	£312.58
78	Apartment	AR	£312.58	0.94%	£312.58
79	House	OM	£312.58	0.94%	£312.58
80	House	OM	£312.58	0.94%	£312.58
81	House	OM	£312.58	0.94%	£312.58
82	House	OM	£312.58	0.94%	£312.58
83	House	OM	£312.58	0.94%	£312.58
84	House	SO	£312.58	0.94%	£312.58
85	House	SO	£312.58	0.94%	£312.58
86	House	OM	£312.58	0.94%	£312.58
87	House	OM	£312.58	0.94%	£312.58
88	House	OM	£312.58	0.94%	£312.58
89	House	OM	£312.58	0.94%	£312.58
90	House	OM	£312.58	0.94%	£312.58
91	House	OM	£312.58	0.94%	£312.58
92	House	OM	£312.58	0.94%	£312.58
93	House	OM	£312.58	0.94%	£312.58
94	House	OM	£312.58	0.94%	£312.58
95	House	OM	£312.58	0.94%	£312.58
96	House	OM	£312.58	0.94%	£312.58
97	House	OM	£312.58	0.94%	£312.58
98	House	OM	£312.58	0.94%	£312.58
99	House	OM	£312.58	0.94%	£312.58
100	House	OM	£312.58	0.94%	£312.58
101	House	SO	£312.58	0.94%	£312.58
102	House	SO	£312.58	0.94%	£312.58
103	House	AR	£312.58	0.94%	£312.58
104	House	AR	£312.58	0.94%	£312.58
105	House	SO	£312.58	0.94%	£312.58
106	House	SO	£312.58	0.94%	£312.58
			£33,133	100.00%	£33,133

10 Year Budget Projections of Individual Service Charge Costs

Charge Type	2024 Annual Costs per Plot	2025 Inflation at 7%	2026 Inflation at 7%	2027 Inflation at 5%	2028 Inflation at 3%	2029 Inflation at 2%	2030 Inflation at 2%	2031 Inflation at 2%	2032 Inflation at 2%	2033 Inflation at 2%
Estate Charge - All units	£312.58	£334.46	£357.87	£375.77	£387.04	£394.78	£402.68	£410.73	£418.94	£427.32

Please Note: Whilst TPG have prepared these estimates using reasonable skill and care, the actual constituent costs at the relevant time in each case may be higher or lower depending on various factors including (without limitation) inflation, changes in legislation, availability of supplies and services or the amendment of the contracted services. TPG therefore accepts no liability including (without limitation) liability for any loss damage or expenses howsoever arising from any reliance on the accuracy of these estimates or any part of them.

Get in touch

We never stop putting our customers first

You can contact us in writing, by calling or submitting a form via our [website](#).

In the event of an out of hours building emergency requiring urgent attention, our out of hours company can be contacted using our usual contact number.

Please make sure that you keep us informed of your address for correspondence, particularly if you are not living at the property.



Trinity, Vantage Point
23 Mark Road,
Hemel Hempstead
HP2 7DN



customersupport@
trinityestates.com



0345 345 1584
International:
+44 1442437600

Complaints Procedure

If you are dissatisfied in the first instance please ensure that you have raised your concern with Trinity, preferably in writing by email or letter to the appropriate person/department you have had dealings with. Any further complaints should be directed to our Customer Services Manager who will investigate the problem and will ensure that you are advised of the action that we are taking and likely time scales.