

Estate charge Budget Summary 2025/2026

In a private estate, it is common that the homeowners must pay a contribution for the upkeep of the communal areas on the estate. This can include private roads, landscaped gardens and street lighting and is often referred to as an "estate charge" or service charge.

An estate charge is levied against property owners to help fund the provision of services and to carry out repairs and maintenance on the estate where the property is situated.

The estate charge is not for repairs or maintenance to your individual property but is for services that benefit the estate as a whole, the maintenance of communal areas, for example, playgrounds.

These areas or services are not maintained at public expense and are on privately owned land, and indeed, the provisions relating to the estate charge should be contained in your title documents. An estate charge enables the cost of providing the various services on the estate to be shared by all the properties there which enjoy the services. Estate charges may be the same for each property or may vary according to the rateable value of the property, the number of rooms or the floor area, and they generally include a fee for the management of the estate.

Summary of estimated costs	
Cost centre	Estimate
Salary/Employment costs	£32,162
Apprenticeship	£25,232
Equipment/Motor Vehicle	£7000
Sinking Fund (Replacement of equipment)	£3,000.00
External Repairs/Maintenance	£4000
Renewals and Replacements	£420
Inspection/Risk Assessment	£2000
Insurance	£3512
Cyclical Maintenance of communal areas	-----
Landlord Lighting	£7,500
Equipment including IT	£2000
Management fee	£12,500.00
Rubbish	£1,000.00
Bark	£2200
Soil	£180
Skip hire	£3,240
Water	£800
Other items	£1,080.00
Sub-total	£107,826
Apprenticeship credit from Pobl	£20,000.00
Total	£87,826
Cost per home in 2025/26	£351.30
Cost per home capped in 2025/26	£350