

Budget Summary - Budget 202627

James Elliman Homes Ltd

For the period 1 April 2026 to 31 March 2027

Budget 202627

	APR-JUN 2026	JUL-SEPT 2026	OCT-DEC 2026	JAN-MAR 2027	TOTAL
Trading Income					
Turnover - Rental Income ¹	584,889	584,889	584,889	584,889	2,339,556
Total Trading Income	584,889	584,889	584,889	584,889	2,339,556
Cost of Sales					
Caretaking and Cleaning ²	6,822	6,822	6,822	6,822	27,288
Council Tax ³	3,153	3,153	3,153	3,153	12,612
Ground Rent and Service Charges ⁴	11,679	11,679	11,679	11,679	46,716
Property Management Fees ⁵	17,505	17,505	17,505	17,505	70,020
Property Repairs & Maintenance ⁶	178,125	178,125	178,125	178,125	712,500
Utilities ⁷	5,970	5,970	5,970	5,970	23,880
Total Cost of Sales	223,254	223,254	223,254	223,254	893,016
Gross Profit	361,635	361,635	361,635	361,635	1,446,540
Operating Expenses					
Audit & Accountancy fees ⁸	6,207	6,207	33,415	6,207	52,036
Bad Debt ⁹	18,729	18,729	18,729	18,729	74,916
Company Secretary ¹⁰	4,989	4,989	4,989	4,989	19,956
Consulting ¹¹	8,277	8,277	8,277	8,277	33,108
Depreciation Expense ¹²	325,596	325,596	325,596	325,596	1,302,384
Directors' Costs ¹³	37,842	37,842	37,842	37,842	151,368
General Expenses ¹¹	17,547	17,547	17,547	17,547	70,188
Insurance ¹⁴	21,078	21,078	21,078	21,078	84,312
Interest Paid ¹⁵	387,750	387,750	387,750	387,750	1,551,000
Legal Expenses ¹¹	11,898	11,898	11,898	11,898	47,592
Printing & Stationery ¹¹	597	597	597	597	2,388
Total Operating Expenses	840,510	840,510	867,718	840,510	3,389,248
Net Profit ¹⁶	(478,875)	(478,875)	(506,083)	(478,875)	(1,942,708)

1. Turnover

Gross rent due from tenants. Increase rental values by a minimum of 10% reflecting year two of increases to uplift current rent to market rent on anniversary date of tenancy. Budget adjusted to assume 7% per annum void losses. Includes agreed rental lease from Pendeen Court and High Street

2. Caretaking and Cleaning

Costs associated with leasehold properties (recharged to the tenants as per the tenancy agreement). Budget based on prior year estimate with inflation assumed to be CPI Q4 2025 3.45%

3. Council Tax

Estimate of cost based on previous year for council tax relating to void properties. Prior year forecast uplifted for an estimated council tax increase of 5.06%

4. Ground Rent and Service Charges

Costs associated with leasehold properties (recharged to tenants as per the tenancy agreement). Budget based on prior year estimate with inflation assumed to be CPI Q4 2025 3.45%

5. Property Management Fees

Two officers engaged under the Housing Service Level Agreement to provide dedicated resource to deal with tenants and property operational management. Budget based on prior year estimate with inflation assumed to be CPI Q4 2025 3.45%

6. Property, Repairs and Maintenance

Estimated costs to maintain compliance minor works and planned works on the companies property portfolio excluding Pendeen Court and High Street which is a repairing lease with the council for use on temporary accommodation. Budget based on prior year estimate with inflation assumed to be CPI Q4 2025 3.45%

7. Utilities

Costs incurred on void properties and shared communal spaces . Budget based on prior year estimate with inflation assumed to be CPI Q4 2025 3.45%

8. Audit and Accountancy Fees

Audit fees - estimate for 2026/27 audit

Accountancy fees - Services provided under the finance SLA with the council

9. Bad Debt

Bad debt assumed to be 3.2% of turnover

10. Company Secretary

Estimated costs for external company secretary services

11. Consulting, Legal, General Expenses and printing and stationery

Budget estimate for additional consulting services / legal services / general expenses / printing and stationery to maintain business operations

12. Depreciation Expense

Estimated depreciation charge on the company's property portfolio for 2026/27 (214 units)

Depreciation is calculated on a straight line allocation over the useful life of the buildings as estimated by the valuer on the following bases: Land and buildings 46 years for houses and 45 years for flats

13. Director Costs

Company Director remuneration

14. Insurance

Budget based on prior year charge uplifted for inflation assumed to be CPI Q4 2025 3.45%

15. Interest Paid

Annual interest due to the parent in relation to the loan £51.7m

16. Overall

The business plan is presented to the council, as Shareholder for approval. The budget estimates were based on information as at January 2026. The company is unable to recover its VAT on costs as it is not a VAT registered company due to the nature of its business. The budgets, therefore include VAT where appropriate.

The company has increased rent on anniversary dates as Assured Shorthold Tenancies were renewed on anniversary date. The company in compliance with the letter of assurance has taken steps to reduce direct management and administrative costs but recognises further work to reduce costs is continuing.

The business plan is based on existing operations and maintaining a property portfolio of 214 units. Any future decision will require a refresh of the business plan and approval by the council, as Shareholder