



**5/7 High Street**

**Henley-in-Arden**

**Solihull**

**B95 5AA**

**Service Charge Expenditure Report**

**1<sup>st</sup> December 2019 to**

**30<sup>th</sup> November 2020**



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## **Introduction**

This report is intended to provide details of the expenditure for the service charge year.

A service charge is required for the upkeep of the communal structures, services and areas benefiting the occupiers.

## **The Property**

The property comprises of a three-storey office building. To the rear is a car park to the offices with vehicular access from Millfield Court.

The common parts serving the whole property include the main structure and the external elements of the building, the car park and the boundary walls/fences. The communal areas also include the front ground floor entrance to the building, reception, stairs to the first and second floor offices and toilets on the first floor.

In addition to the common areas of the building, there are common services including cleaning, heating and all utilities, including electricity consumed within the office suites.

As Managing Agents, Johnson Fellows are appointed to undertake the financial administration of the service charge and facility management of the contracts, ensuring that they are periodically retendered and provide value for money. The actual on-site property management is undertaken directly by our client.

## **Voids and Concessions**

The service charge for any void lettable units or attributable to any service charge concessions is the responsibility of the Landlord.

## **VAT**

The Landlord has elected the property for VAT. Consequently, the service charge is stated net of VAT which is charged at the standard rate.

## **Banking**

Due to the general level of service charge funds, they are not maintained within a discrete bank account. The funds are held within the Johnson Fellows Clients Account which is maintained with Barclays Bank plc. As a consequence, the service charge is not credited with any interest, neither are any bank charges allocated to the service charge.

## **Reserve Fund**

There is no reserve fund.



## **Service Charge Objectives**

The object of this report is to provide clear explanation of the service charge expenditure on a not for profit/not for loss basis. It is also to promote clarity and transparency and to allow the leaseholders to budget accurately.

We encourage leaseholders to provide comments on the format and/or the information contained in this report which would assist in the report being improved for the benefit of all concerned. We would also welcome constructive feedback on the communal services provided at the property.

As Managing Agents, Johnson Fellows aim to provide a high-quality management service in order to deliver value for money for the service charge expenditure.

The service charge is administered having regard to RICS professional statement: Service charges in commercial property, 1<sup>st</sup> edition.

## **Management Team**

### **Facilities Manager:**

Chris Monteith  
Johnson Fellows, Charter House, 163 Newhall Street, Birmingham, B3 1SW  
Direct Dial: 0121 234 0409  
Mobile: 07786 072 755  
Email: [chris.monteith@johnsonfellows.co.uk](mailto:chris.monteith@johnsonfellows.co.uk)

Chris Monteith is responsible for the repair and maintenance of the property and statutory compliance.

### **Management Surveyor:**

Neil Wetherell  
Johnson Fellows, Charter House, 163 Newhall Street, Birmingham, B3 1SW  
Direct Dial: 0121 234 0406  
Mobile: 07836 313 914  
Email: [neil.wetherell@johnsonfellows.co.uk](mailto:neil.wetherell@johnsonfellows.co.uk)

Neil Wetherell is responsible for the overall management of the property.

### **Service Charge Accountant:**

Rebecca Glover  
Client Accounts  
Johnson Fellows, Charter House, 163 Newhall Street, Birmingham, B3 1SW  
Direct Dial: 0121 234 0405  
Email: [rebecca.glover@johnsonfellows.co.uk](mailto:rebecca.glover@johnsonfellows.co.uk)

Rebecca Glover is the client accountant responsible for this property.

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## **Service Charge Apportionment**

The service charge operates for the whole property as defined in the lease documents. The apportionment percentages for each lessee are noted within the Service Charge Apportionment detailed in Appendix A.

All tenants are liable for contributing towards all expenditure.

The apportionment of the service charge has regard to the NIA of the accommodation, using the areas adopted by the letting agents.

## **Commentary**

### ***SCHEDULE 1 – Whole***

***All figures are shown net of VAT***

- **Cleaning** **£5,445**

The contract cost for the cleaning of the common areas and office suites by Christine's Cleaning, windows by We Clean and toilet supplies by Initial. The costs exceeded the budget.

- **Refuse** **£933**

The contract cost for the refuse removal, comprising one euro bin emptied periodically. The contract is held by Veolia.

- **Drain Maintenance** **£0**

No maintenance was undertaken to the drains during the year.

- **Repairs – External** **£640**

The works completed included minor repairs to the external lighting. An accrual has also been made of £500 for anticipated future repairs.

- **Repairs – Internal** **£967**

The works completed included minor internal repairs and decorations. An accrual has also been made of £407 for anticipated future repairs.

- **Electricity Supply** **£2,700**

There are three electricity supplies to the property, including all office suites. The electricity costs were slightly lower than the budget. The contract is with Npower.

- **Gas Supply** **£3,568**

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There is a single gas supply for the boiler providing heating and hot water. The gas costs were more than the budget. The contract is with Npower.

- **Water Charges** **£326**

There is a single metered water supply for the property. The water consumption was less than the budget.

- **Satellite/TV Aerial** **£158**

The TV licence for the reception.

- **Health & Safety** **£0**

The annual health & safety report was deferred for this year.

- **Statutory Compliance** **£791**

The contract costs for the maintenance of the fire extinguishers, fire alarm and emergency lights.

- **Central Heating Maintenance** **£2,771**

The maintenance contract with Heating & Associated Services for the central heating. During this year some minor repairs were required.

- **Management Fees** **£1,401**

This figure represents the fee to administer the service charge. It is a fixed fee indexed linked annually to RPI.

- **Facilities Manager** **£549**

This figure represents the fee to administer and re-tender the contracts. It is a fixed fee indexed linked annually to RPI.

### **Total**

**Schedule 1** **£20,250**

The expenditure was in line with the budget as a result of the accruals which have been made for anticipated future repairs.

Please note this expenditure is net of VAT at 20%.



*Weldu*

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Management Surveyor

Dated 15<sup>th</sup> January 2021

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**Appendix A**

**5/7 High Street, Henley-in-Arden, Solihull, B95 5AA (02033)**

**Service Charge Apportionment**

**1st December 2019 to 30th November 2020**

<b>Unit</b>	<b>Area (sq m)</b>	<b>Percentage</b>
Ground Floor	99.8	49%
First Floor - Front	39.6	19%
First Floor - Rear	46.9	23%
Second Floor	18.7	9%
<b>TOTAL</b>	<b>205.0</b>	<b>100%</b>

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## Appendix B

5/7 High Street, Henley-in-Arden, Solihull, B95 5AA (02033)

### Service Charge Variance

1st December 2019 to 30th November 2020

The property is VAT registered. Figures shown net of VAT.

Service Charge Item	Expenditure 2019	Budget 2020	Expenditure 2020	Budget v Expenditure Variance %	Budget v Expenditure Variance £
Cleaning	£ 4,399	£ 4,600	£ 5,445	18.4%	£ 845
Refuse	£ 920	£ 1,000	£ 933	-6.7%	-£ 67
Drain Maintenance	£ -	£ 250	£ -	-100.0%	-£ 250
Repairs - External	£ 840	£ 1,000	£ 640	-36.0%	-£ 360
Repairs - Internal	£ 210	£ 1,000	£ 967	-3.3%	-£ 33
Electricity Supply	£ 2,127	£ 3,000	£ 2,700	-10.0%	-£ 300
Gas Supply	£ 2,179	£ 2,750	£ 3,569	29.8%	£ 819
Water Charges	£ 461	£ 550	£ 326	-40.6%	-£ 224
Satellite/TV Aerial	£ 147	£ 150	£ 158	5.0%	£ 8
Health & Safety	£ -	£ 500	£ -	-100.0%	-£ 500
Statutory Compliance	£ 794	£ 1,000	£ 791	-20.9%	-£ 209
Central Heating Maintenance	£ 2,385	£ 2,500	£ 2,771	10.8%	£ 271
Management Fees	£ 1,325	£ 1,401	£ 1,401	0.0%	£ -
Facilities Management	£ 519	£ 549	£ 549	0.0%	£ -
<b>TOTAL</b>	<b>£ 16,306</b>	<b>£ 20,250</b>	<b>£ 20,250</b>	<b>0.0%</b>	<b>-£ 0</b>

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