



JOHNSON FELLOWS
CHARTERED SURVEYORS

58/64 Parkway
Ruislip Manor
Ruislip
Middlesex
HA4 8NR

Service Charge Expenditure Report

29th September 2014 to
28th September 2015



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Introduction

The service charge expenditure report is intended to provide details of the expenditure incurred for the service charge year ending 28th September 2015.

The Property

The property (defined as 'the Block' in various lease documents) comprises of two ground floor retail units, three maisonettes, one second floor residential flat, one first floor unit used as a dental surgery. The property does not include the Tesco customer car park at the rear. The service charge is to operate for the Block.

There would appear to be a discrepancy with the legal interest and service charge liability for one part of the Block, which comprises a bedroom which forms part of 66a Parkway, positioned above the front communal stairs at second floor level. This is being investigated by solicitors, the outcome of which will be advised in future Service Charge Reports together with any impact on the service charge.

Whilst the Block forms part of a parade extending to Windmill Hill, with mutual rights of access for the occupiers over the balcony areas, it is understood that there is no obligation for the owner/occupiers of the Block to contribute to maintenance expenditure of other parts of the parade and vice versa.

The parts of the Block covered by the service charge include the rain water goods, drains and the communal areas for the first and second floor occupiers which include the front and rear balconies and the front and side stairs. The service charge specifically does not cover any areas which are demised to any leaseholder.

Not **ALL** leaseholders are responsible for contributing to **ALL** service charge expenditure for the Block. For this reason service charge schedules have been used, details of which are provided below.

Voids and Concessions

For this service charge year, all units were let.

Any shortfall in the recovery of the service charge expenditure as a result of voids or concessions are funded by the Landlord.

VAT

The Landlord has elected the property for VAT.

The service charge payable by the commercial lessees, including the dental surgery, has VAT charged at the standard rate. The service charge payable by the leaseholders of the first and second floor residential parts is charged inclusive of VAT, as the Landlord is unable to recover the VAT on this part of the service charge expenditure.



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

A Quinquennial Maintenance Programme has previously been prepared. This report identified maintenance requirements to the property, some of which are significant.

A reserve fund operates in order to accumulate funds to undertake substantial long term repairs to the front and rear balcony surfaces. These works were specified and competitive tenders obtained. The works and costs are:

Front Balcony Surface Repairs	£8,065
Rear Balcony Surface Repairs	<u>£8,900</u>
Total	£16,965
SAY	£17,000

Following consultation in 2011/2012, it was agreed that a reserve fund was to be collected over 4 years at a rate of £4,250 per annum to fund the cost of the long term works planned for 2014/2015.

The timing of the long term repairs will be kept under review and reserve fund contributions adjusted accordingly.

Tesco Stores (as Landlord) are making a contribution of £4,500 to the reserve fund. Whilst Tesco do not accept liability, it is in recognition that their alteration works to their ground floor unit might have contributed to repairs required. In respect of repairs to the balcony, it is acknowledge that the costs are otherwise payable by the leaseholders of the first and second floors.

No allowance for VAT has been made in the reserve fund.

These funds are held in a discrete bank account with interest credited to it. Any banking costs will be paid from the service charge together with any tax on the interest earned.

The balance of the Reserve Fund is set out in the Service Charge Audit Statement in Appendix C.



Service Charge Objectives

It is the objective of Johnson Fellows to issue service charge budgets at least one month prior to the start of the service charge year with service charge year end accounts being completed within four months of the year end.

The object of this expenditure 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.

Should any occupier have comments on the format or the information contained in this report which would assist in the report being improved for the benefit of all concerned, these comments would be welcome. 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 provide a well maintained environment, and delivering value for money for the service charge expenditure.

The service charge is administered having regard to Service Charges in Commercial Property; RICS Code of Practice and the Service Charge Residential Management Code; RICS Code of Practice.

Residential Service Charge Obligations

In accordance with the Landlord & Tenant Act 1987, Section 48, it is confirmed that the Landlord is Tesco Stores Ltd and their address for the service of notices is Progress House, Ground Floor, The Boulevard, Shire Park, Welwyn Garden City, Hertfordshire, AL7 1GB.

Details of the relevant legislation of residential long leaseholder's rights and obligations which are relevant to the service charge are provided with the annual service charge budget. For clarity Appendix D provides a copy of The Service Charges (Summary of Rights and Obligations, and Transitional Provision) (England) Regulations 2007.

Any individual works required where any residential long leaseholders' contribution exceeds £250 + VAT will be subject to consultation with the relevant long leaseholders.



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

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

Management Surveyor:

Jeremy Williams

Johnson Fellows, Charter House, 163 Newhall Street, Birmingham, B3 1SW

Direct Dial: 0121 234 0454

Mobile: 07884 352 576

Email: jeremy.williams@johnsonfellows.co.uk

Jeremy Williams 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

Rebecca Glover is the client accountant responsible for this property.



Service Charge Apportionment

The service charge operates for the whole Block. The apportionment percentages for each lessee are noted within the Service Charge Apportionment Report, as detailed in Appendix A.

Ground Floor Expenditure

The ground floor occupiers are liable for 100% of the costs for the repair and maintenance of the ground floor building (excluding the structure and foundations) and the rear extension. They are also responsible for 50% of the cost attributable to the rain water goods and drains which serve the Block.

The split of the service charge expenditure between the ground floor leaseholders has regard to the Net Internal Area (NIA) of their accommodation.

All expenditure to which the ground floor occupiers contribute towards is contained in Schedule One.

First and Second Floor Expenditure

The first and second floor leaseholders are liable to pay 100% of the cost to repair and maintain the communal parts of the Block above ground floor level and the communal stairs from the ground floor. The exception is the expenditure upon the rain water goods and drains which serve the Block, towards which they contribute 50% of the costs. There is also a liability to contribute towards any repairs to the structure and foundations.

There should be just one schedule which operates for the upper floors, but due to the VAT status of the first floor Dental Surgery being different to the residential parts, the expenditure for the first and second floor is split into two schedules. Of the first and second floor expenditure 20% is allocated to Schedule Two which is wholly attributed to the Dental Surgery. The 80% balance of the expenditure is allocated to Schedule Three for the residential units.

It should be noted that the first and second floor leaseholders are directly responsible for the repair and maintenance of the main elements of the first and second floor building demised to them individually, including the roof. This is also the case for the stairwell accessing flat 58b.

The expenditure towards which each leaseholder pays is the correct amount having regards to the service charge percentage prescribed in their lease. However as a result of the split between Schedules Two and Three, it does mean that the percentage figure detailed in the Service Charge Apportionment Report will be different to those stated in the lease documents.

For the avoidance of doubt, no expenditure on the drains and rainwater goods serving the ground floor rear extension will be allocated to Schedules 2 or 3.



Block Expenditure

Where expenditure is incurred for the whole block and is not directly attributable to the ground floor or the first/second floors, (excluding rain water goods and drains), the expenditure is split between the schedules by one of two alternative methods.

The first is by utilising Net Internal Area, a common method of service charge apportionment. The split is as follows:

Ground Floor	5,491 sf	68%
First & Second Floors	2,500 sf	32%

The first and second floor expenditure is then split 20%:80% to Schedules Two and Three respectively.

The second method is by reference to the level of expenditure within each service charge schedule, excluding the Block expenditure in question.

The method adopted is that which is considered to be the fairest having regards to the nature of the expenditure and in all cases the method adopted will be confirmed in the Budget & Expenditure Reports.

Service Charge Schedules

Schedule One Ground Floor Commercial Occupiers (Figures Net of VAT)

Schedule Two First Floor Dental Surgery (Figures Net of VAT)

Schedule Three First and Second Floor Residential Leaseholder
(Figures Inclusive of VAT)



Expenditure Commentary

Schedule 1 – Ground Floor Commercial – NET

This schedule details the expenditure headings that benefit the ground floor commercial tenants only. All figures on this schedule are exclusive of VAT where applicable.

- **Building Repair** **£0**

This was a contingency, but no works were required during the period.

- **Drain Maintenance** **£0**

During the year no works were required under this schedule.

- **Audit Fee** **£27**

The RICS Code of Practice regulations state that service charge accounts for residential & commercial properties are to be independently certified. This cost covers the fee raised by the accountants for certifying the service charge year end accounts. The allocation of this cost is as budgeted.

- **Management Fee** **£413**

The Management Fee is the same as the budgeted figure.

Total

Schedule 1 **£440 (Exclusive of VAT)**



Schedule 2 – First Floor Commercial – (NET)

This schedule details the expenditure headings that benefit the first floor commercial unit. The figures shown on this Schedule are exclusive of VAT where applicable.

- **Building Repairs** **£189.90**

The planned reserve fund works did not take place during this year due to issues with the reserve fund, but this is now due to take place during the next year. Consequently the budgeted cost has been paid into the reserve fund. Part of the contingency under this heading has however been required to be spent.

- **Drain Maintenance** **£0**

During the year no works were required under this schedule.

- **Electrical Maintenance** **£0**

No repairs were required to the communal electrics.

- **Electricity Supply** **£80**

The electricity sub-meter for the communal lighting is being checked in order to provide accurate consumption data so the supply costs can be confirmed. In the meantime an accrual has been made for the estimated consumption.

- **Reserve Fund** **£865.10**

Due to an error in accounting at the end of the last year, all monies due to be allocated to the reserve fund were credited back to tenants. Therefore we have had to put funds in from this year to bring the fund up to the correct amount for the works to be undertaken in the next year.

- **Insurance** **£0**

Insurance has been charged out directly to individual tenants and will not be included in the service charge budget going forward.

- **Audit Fee** **£42**

The RICS Code of Practice regulations state that service charge accounts for residential & commercial properties are to be independently certified. This cost covers the fee raised by the accountants for certifying the service charge year end accounts. The allocation of this cost is as budgeted.

- **Management Fee** **£643**

The Management Fee is the same as the budgeted figure.

Total

Schedule 2 **£1,820 (Exclusive of VAT)**



Schedule 3 – First & Second Floor Residential – (GROSS)

This schedule details the residential element of the expenditure headings. The figures are shown on this Schedule are Gross of VAT where applicable.

- **Building Repairs** **£759.60**

The planned reserve fund works did not take place during this year due to issues with the reserve fund, but this is now due to take place during the next year. Consequently the budgeted cost has been paid into the reserve fund. Part of the contingency under this heading has however been required to be spent.

- **Drain Maintenance** **£950**

During the year a clearance of all upper drains was undertaken including 4 blocked drainage points and remedial works were also carried out resulting in a charge above the budgeted cost.

- **Electrical Maintenance** **£0**

No repairs were required to the communal electrics.

- **Electricity Supply** **£400**

The electricity sub-meter for the communal lighting is being checked in order to provide accurate consumption data so the supply costs can be confirmed. In the meantime an accrual has been made for the estimated consumption.

- **Insurance** **£0**

Insurance has been charged out directly to individual tenants and will not be included in the service charge budget going forward.

- **Reserve Fund** **£5,418.40**

Due to an error in accounting at the end of the last year, all monies due to be allocated to the reserve fund were credited back to tenants. Therefore we have had to put funds in from this year to bring the fund up to the correct amount for the works to be undertaken in the next year.

- **Audit Fee** **£277**

The RICS Code of Practice regulations state that service charge accounts for residential & commercial properties are to be independently certified. This cost covers the fee raised by the accountants for certifying the service charge year end accounts. The allocation of this cost is as budgeted.



- **Management Fee** **£4,243**

The Management Fee is the same as the budgeted figure.

Total

Schedule 3 **£12,048 (Inclusive of VAT)**

.....
Management Surveyor

.....
Dated 29th March 2016

.....
Partner

.....
Dated 29th March 2016



Appendix A

58-64 Parkway, Ruislip Manor, Ruislip HA4 8NR

Service Charge Apportionment Schedule

29th September 2014 to 28th September 2015

Unit	Tenant	Schedule 1 Ground Floor	Schedule 2 First & Second Floors	Schedule 3 First & Second Floors
58-62 Parkway	Tesco Stores	76.00%	0.00%	0.00%
64 Parkway	Explore Learning	24.00%	0.00%	0.00%
58a & 58b Parkway	Dendoc	0.00%	100.00%	25.00%
60a Parkway	Messrs Lewis & Boardman	0.00%	0.00%	25.00%
62a Parkway	Messrs Lewis & Boardman	0.00%	0.00%	25.00%
64a Parkway	Mr Bashir	0.00%	0.00%	25.00%
		100.00%	100.00%	100.00%

Note 1: Expenditure split between Schedules 2 and 3 is 20% and 80% respectively, consequently tenant percentages adjusted. The tenant in Schedule 2 is paying 100% of 20% of First & Second Floor expenditure and tenants in Schedule 3 are paying 25% each of 80% of First & Second Floor expenditure.



Appendix B

58-64 Parkway, Ruislip Manor, Ruislip HA4 8NR

Service Charge Variance Schedule

29th September 2014 to 28th September 2015

The property is VAT registered. Figures for Schedules 1&2 shown net of VAT. Schedule 3 figures shown inclusive of VAT.

Service Charge Item	Schedule	Budget 2014/2015	Expenditure 2014/2015	Budget v Expenditure Variance %	Budget v Expenditure Variance £
Building Repair	1	£ 500	£ -	-100.00%	-£ 500
Drain Maintenance	1	£ 250	£ -	-100.00%	-£ 250
Electrical Maintenance	1	£ -	£ -	0.00%	£ -
Electricity Supply	1	£ -	£ -	0.00%	£ -
Reserve Fund	1	£ -	£ -	0.00%	£ -
Insurance	1	£ -	£ -	0.00%	£ -
Audit Fees	1	£ 27	£ 27	0.00%	£ -
Management Fees	1	£ 413	£ 413	0.00%	£ -
Professional Fees	1	£ -	£ -	0.00%	£ -
1 Total		£ 1,190	£ 440	-63.03%	-£ 750
Building Repair	2	£ 3,600	£ 190	-94.73%	-£ 3,410
External Decorations	2	£ -	£ -	0.00%	£ -
Drain Maintenance	2	£ 50	£ -	-100.00%	-£ 50
Electrical Maintenance	2	£ 50	£ -	-100.00%	-£ 50
Electricity Supply	2	£ 50	£ 80	60.00%	£ 30
Reserve Fund	2	-£ 2,775	£ 865	-131.17%	£ 3,640
Insurance	2	£ 160	£ -	-100.00%	-£ 160
Audit Fees	2	£ 42	£ 42	0.00%	£ -
Management Fees	2	£ 643	£ 643	0.00%	£ -
Professional Fees	2	£ -	£ -	0.00%	£ -
2 Total		£ 1,820	£ 1,820	0.00%	£ -
Building Repair	3	£ 17,280	£ 760	-95.60%	-£ 16,520
External Decorations	3	£ -	£ -	0.00%	£ -
Drain Maintenance	3	£ 240	£ 950	295.83%	£ 710
Electrical Maintenance	3	£ 240	£ -	-100.00%	-£ 240
Electricity Supply	3	£ 100	£ 400	300.00%	£ 300
Reserve Fund	3	-£ 11,100	£ 5,418	-148.81%	£ 16,518
Insurance	3	£ 768	£ -	-100.00%	-£ 768
Audit Fees	3	£ 277	£ 277	0.00%	£ -
Management Fees	3	£ 4,243	£ 4,243	0.00%	£ -
Professional Fees	3	£ -	£ -	0.00%	£ -
3 Total		£ 12,048	£ 12,048	0.00%	£ -
Total		£ 15,058	£ 14,308	-5.0%	-£ 750



Appendix C

TESCO STORES LTD

**PARKWAY
RUISLIP MANOR, RUISLIP**

SERVICE COSTS AUDIT STATEMENT

YEAR ENDED 28TH SEPTEMBER 2015





Parkway
Ruislip Manor, Ruislip
Certificate of Service Costs for the year ended 28th September 2015

	2015	2014
Ground Floor Commercial Occupiers (Net)		
Pest control	0.00	0.00
Building Repair	0.00	0.00
Audit fees	27.00	45.00
Management fees	413.00	583.00
	<u>440.00</u>	<u>628.00</u>
First Floor Dental Surgery (Net)		
Pest control	0.00	0.00
Building Repair	189.90	0.00
Electricity supply	80.00	20.00
Insurance	0.00	156.89
Reserve fund	865.10	0.00
Audit fees	42.00	57.00
Management fees	643.00	851.00
	<u>1,820.00</u>	<u>1,084.89</u>
1st & 2nd Floor Residential (Gross)		
Pest control	0.00	0.00
Building Repair	759.60	0.00
Drain maintenance	950.00	0.00
Electricity supply	400.00	100.00
Insurance	0.00	1,100.38
Reserve fund	5,418.40	0.00
Audit fees	277.00	237.99
Management fees	4,243.00	3,556.00
Professional fees	0.00	0.00
	<u>12,048.00</u>	<u>5,094.37</u>
Total expenditure	<u><u>14,308.00</u></u>	<u><u>6,807.26</u></u>
Reserve Fund		
Balance brought forward	10,380.55	
Interest earned	10.58	
Reserved in 2014-15	6,283.50	
2014 reserved contribution from landlord	0.00	
Balance carried forward	<u><u>16,674.63</u></u>	

In our opinion the above is a fair summary of the costs incurred by or on behalf of Tesco Stores Ltd in connection with the matters for which the service charge is payable and is sufficiently supported by accounts, receipts and other documents which have been produced to us.

Haines Watts
Haines Watts Chartered Accountants



Appendix D

The Service Charges (Summary of Rights and Obligations, and Transitional Provision) (England) Regulations 2007

- (1) This summary, which briefly sets out your rights and obligations in relation to variable service charges, must by law accompany a demand for service charges. Unless a summary is sent to you with a demand, you may withhold the service charge. The summary does not give a full interpretation of the law and if you are in any doubt about your rights and obligations you should seek independent advice.
- (2) Your lease sets out your obligations to pay service charges to your landlord in addition to your rent. Service charges are amounts payable for services, repairs, maintenance, improvements, insurance or the landlord's costs of management, to the extent that the costs have been reasonably incurred.
- (3) You have the right to ask a leasehold valuation tribunal to determine whether you are liable to pay service charges for services, repairs, maintenance, improvements, insurance or management. You may make a request before or after you have paid the service charge. If the tribunal determines that the service charge is payable, the tribunal may also determine:
 - a. who should pay the service charge and who it should be paid to;
 - b. the amount;
 - c. the date it should be paid by; and
 - d. how it should be paid.

However, you do not have these rights where:

- e. a matter has been agreed or admitted by you;
 - f. a matter has already been, or is to be, referred to arbitration or has been determined by arbitration and you agreed to go to arbitration after the disagreement about the service charge or costs arose;
 - g. or a matter has been decided by a court.
- (4) If your lease allows your landlord to recover costs incurred or that may be incurred in legal proceedings as service charges, you may ask the court or tribunal, before which those proceedings were brought, to rule that your landlord may not do so.
 - (5) Where you seek a determination from a leasehold valuation tribunal, you will have to pay an application fee and, where the matter proceeds to a hearing, a hearing fee, unless you qualify for a waiver or reduction. The total fees payable will not exceed £500, but making an application may incur additional costs, such as professional fees, which you may also have to pay.
 - (6) A leasehold valuation tribunal has the power to award costs, not exceeding £500, against a party to any proceedings where:
 - a. it dismisses a matter because it is frivolous, vexatious or an abuse of process; or
 - b. it considers a party has acted frivolously, vexatiously, abusively, disruptively or unreasonably.

The Lands Tribunal has similar powers when hearing an appeal against a decision of a leasehold valuation tribunal.

- (7) If your landlord:
 - a. proposes works on a building or any other premises that will cost you or any other tenant more than £250, or



- b. proposes to enter into an agreement for works or services which will last for more than 12 months and will cost you or any other tenant more than £100 in any 12 month accounting period,

Your contribution will be limited to these amounts unless your landlord has properly consulted on the proposed works or agreement or a leasehold valuation tribunal has agreed that consultation is not required.

- (8) You have the right to apply to a leasehold valuation tribunal to ask it to determine whether your lease should be varied on the grounds that it does not make satisfactory provision in respect of the calculation of a service charge payable under the lease.
- (9) You have the right to write to your landlord to request a written summary of the costs which make up the service charges. The summary must:
 - a. cover the last 12 month period used for making up the accounts relating to the service charge ending no later than the date of your request, where the accounts are made up for 12 month periods; or
 - b. cover the 12 month period ending with the date of your request, where the accounts are not made up for 12 month periods
- (10) The summary must be given to you within 1 month of your request or 6 months of the end of the period to which the summary relates whichever is the later.
- (11) You have the right, within 6 months of receiving a written summary of costs, to require the landlord to provide you with reasonable facilities to inspect the accounts, receipts and other documents supporting the summary and for taking copies or extracts from them.
- (12) You have the right to ask an accountant or surveyor to carry out an audit of the financial management of the premises containing your dwelling, to establish the obligations of your landlord and the extent to which the service charges you pay are being used efficiently. It will depend on your circumstances whether you can exercise this right alone or only with the support of others living in the premises. You are strongly advised to seek independent advice before exercising this right.
- (13) Your lease may give your landlord a right of re-entry or forfeiture where you have failed to pay charges which are properly due under the lease. However, to exercise this right, the landlord must meet all the legal requirements and obtain a court order. A court order will only be granted if you have admitted you are liable to pay the amount or it is finally determined by a court, tribunal or by arbitration that the amount is due. The court has a wide discretion in granting such an order and it will take into account all the circumstances of the case.