



**Wing Yip Business Centre**

**Thimble Mill Lane**

**Birmingham**

**B7 5HD**

**Service Charge**

**Budget Report**

**1<sup>st</sup> October 2025 –**

**30<sup>th</sup> September 2026**

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## **Introduction**

This report has been produced by Johnson Fellows on behalf of the Landlord, W Wing Yip & Brothers Property and Investments Ltd. It is intended to provide details of the planned expenditure for the service charge period 1<sup>st</sup> October 2025 to 30<sup>th</sup> September 2026.

Enclosed within this report is a copy of the Service Charge Variance Schedule and Service Charge Apportionment Schedule.

The service charge is administered having regard to RICS Professional Statement; Service Charges in Commercial Property; 1<sup>st</sup> Edition.

## **The Property**

The property is located on the B4132 Thimble Mill Lane within the Nechells district of central Birmingham. It is approximately 2 miles to the north-east of Birmingham City Centre. Direct access is provided to the A38 Aston Expressway with J6 of the M6 Motorway approximately 1 mile to the north.

The Business Centre is a purpose built two storey brick building under a pitched tiled roof. It forms part of the wider Wing Yip Birmingham estate, which includes the Wing Yip Superstore, warehousing, Headquarters and associated surface car parking.

The Business Centre consists of ground floor retail style units with office/business units to the first floor. Occupiers include a mix of restaurant, retail and professional services.

The primary services provided for the property consist of the cleaning and landscaping of the communal parts, building maintenance, waste management and site security.

## **Service Charge Objectives**

The objective of Johnson Fellows as Managing Agent is to provide a high quality management service. In so doing we aim to provide a well maintained environment, delivering value for money for the service charge expenditure.

The objective of this budget report is to provide a clear explanation for the recovery 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 tenants to budget accurately for the forthcoming period.

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 welcomed. We would also welcome constructive feedback on the communal services provided at the property.

## **VAT**

The property is elected for VAT, consequently the expenditure stated within this report is net of VAT.



### **Voids and Concessions**

Where any void units exist, the responsibility for the service charge rests with the Landlord.

### **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.

Interest charged on the late payment of service charge by tenants is to be credited to the service charge.

### **Reserve Fund**

A Reserve Fund has been inherited from the previous regime. However, there is currently no ongoing collection within the service charge budget. The balance held at the service charge year end was £17,097.78. Funds are held in a discrete bank account to obtain interest. The account is maintained with Barclays Bank plc, Kidderminster branch.

The funds will be used for future major items of expenditure.



## **Service Charge Apportionment**

The Service Charge Apportionment Schedule attached at Appendix A.

Three separate schedules have been adopted. Schedule 1 provides costs for the Business Centre, Schedule 2 the refuse costs excluding the restaurant & Food operators and Schedule 3 relates to the internal shared corridor for Units 2A, 3A & 3D.

Schedule One	All occupiers
Schedule Two	All occupiers except Unit 6 and 9.
Schedule Three	Units 2A, 3A & 3D only.

The apportionment percentages are calculated based on net internal floor areas.



## **Management Team**

### **Management Surveyor:**

Ian Starbuck  
Johnson Fellows, 180 Newhall Street, Birmingham, B3 1SJ  
Direct Dial: 0121 234 0462  
Mobile: 07887 745 635  
Email: [ian.starbuck@johnsonfellows.co.uk](mailto:ian.starbuck@johnsonfellows.co.uk)

Ian Starbuck is responsible for the overall management of the property.

### **Facilities Manager:**

Daniel Blakeman  
Johnson Fellows, 180 Newhall Street, Birmingham, B3 1SJ  
Direct Dial: 0121 234 0409  
Mobile: 07786 072 755  
Email: [daniel.blakeman@johnsonfellows.co.uk](mailto:daniel.blakeman@johnsonfellows.co.uk)

Daniel Blakeman is responsible for the repair and maintenance of the property and statutory compliance.

### **Help Desk Manager:**

Charlie Scott  
Johnson Fellows, 180 Newhall Street, Birmingham, B3 1SJ  
Direct Dial: 0121 234 0409  
Mobile: 07763 564705  
Email: [helpdesk@JohnsonFellows.co.uk](mailto:helpdesk@JohnsonFellows.co.uk)

Charlie Scott is the Help Desk Manager and is responsible for dealing with urgent reactive maintenance and repair.

### **Site Manager:**

Ashley Clayton  
Mobile: 07860 207 355

Ashley Clayton is on site one day per week and is responsible for landscaping, minor items of repair and maintenance and tenant liaison for urgent matters.

### **Service Charge Accountant:**

Kiesha Gregory  
Client Accounts  
Johnson Fellows, 180 Newhall Street, Birmingham, B3 1SJ  
Direct Dial: 0121 234 0405  
Email: [kiesha.gregory@johnsonfellows.co.uk](mailto:kiesha.gregory@johnsonfellows.co.uk)

Kiesha Gregory is the client accountant responsible for this property.

## **Budget Commentary**

*All figures are shown net of VAT*

### **SCHEDULE 1 - Business Centre Costs - All Occupiers**

- **Estate Cleaning (Drainage) £4,165.00**

The cost heading relates to the drain cleaning for the Business Centre. In a change to the previous regime, this now being dealt with on a planned preventative maintenance basis. A contract will be put in place to cover foul drainage clearance, surface water drainage clearance, oil separator maintenance and the oil separator alarm maintenance. As a consequence, the budget figure has increased.

- **Pest Control £980.00**

The budget heading is for the pest control contract for the Business Centre. The contract has been re-tendered and is now placed with EcoLab Pest Control. The cost has reduced.

- **External Landscaping £1,995.00**

The cost heading is the Business Centre's contribution towards the grounds maintenance and landscaping of the site as a whole. It has been increased based on last year's expenditure.

- **External Repairs & Maintenance £6,000.00**

The budget figure is for the repair and maintenance of the external building and reflects the work that the site manager will directly pick up. The budget has been maintained at the same level. We propose continuing with the redecoration of the external parts.

- **Electricity £1,000.00**

The cost heading relates to the electricity consumption for the common areas of the Business Centre. The budget has been reduced based on last year's expenditure.

- **M&E Maintenance Contract £1,000.00**

The cost heading covers the contribution towards the M&E contract and includes the testing of the external lighting, lightning conductor testing and ladders checks. The contract has been retendered and although it has increased marginally, it now includes clock maintenance.

- **M&E Repairs £500.00**

The budget heading provides a contingency for repairs to the Landlord's M&E equipment. It has been maintained at the same level.

- **Health & Safety £695.00**

The budget covers the cost of completing the annual health & safety and fire risk assessment. It has been maintained at the same level.



- **Security** **£36,000.00**

The budget figure is the Business Centre's contribution towards the 24/7 site security guarding. Whilst the security costs have increased overall, Wing Yip has decided to reduce the apportionment attributable to the Business Centre, in order manage costs. As a result, the budget figure has been reduced for the new year.

- **Staff Costs** **£5,000.00**

The cost heading represents the Site Manager's costs in respect of the Business Centre. The Site Manager is at the property one day per week and is responsible for minor items of repair and maintenance and tenant liaison for urgent matters. Overall, we believe that this results in cost savings, whilst also improving the service. The budget has been increased as the contract now includes the seating area under the small pagoda.

- **Gritting** **£1,000.00**

The cost heading represents the Business Centre's contribution towards the estate gritting. The budget has been maintained at the same level.

- **Help Desk** **£537.00**

A 24 hour/7 day a week Help Desk has been set up to allow all occupiers to speak with a dedicated operative and report urgent items of repair and maintenance. This will ensure that matters can be handled promptly without delay. The budget has been increased in line with the Retail Price Index, which has risen by 4.44% over the past 12 months.

- **Audit Fee** **£900.00**

The cost heading allows for the year end accounts to be certified by an independent accountant as recommended by the RICS Service Charge Professional Statement. The budget has been maintained at the same level.

- **Management Fee** **£10,077.00**

This figure represents the costs incurred for the management of the property, administration of the service charge and completing periodic inspections. The RICS Service Charge Professional Statement recommends that this be a fixed fee, subject to annual review or indexation. The Retail Price Index has shown a 4.44% increase in the past 12 months.

- **Facilities Management** **£4,769.00**

The figure represents the costs incurred to organise and supervise the various contracts in place, deal with items of maintenance, ensuring compliance and complete regular site inspections. The fee is fixed subject to annual indexation. The Retail Price Index has shown a 4.44% increase in the past 12 months.

**Total**

**Schedule 1** **£74,618.00**



**SCHEDULE 2 – Refuse - All occupiers except Units 5, 6 and 9.**

- **Waste Management** **£2,700.00**

The costs allow for the refuse collection contract for the Business Centre occupiers, apart from Units 5, 6 and 9. The restaurants maintain their own contracts. It has been reduced following the new regulations surround commercial waste collection, which should result in lower expenditure.

**Total**

**Schedule 2** **£2,700.00**

**SCHEDULE 3 – Shared Corridor - Units 2A, 3A & 3D**

- **M&E Maintenance Contract** **£2,240.00**

The cost heading covers the contract cost for the weekly testing of the fire alarm, fire alarm service and emergency lighting checks. The M&E contract for the site has recently been re-tendered and is now placed with ECG. Overall we anticipate improved service and value but this element of the contract has unfortunately increased.

- **M&E Repairs** **£500.00**

The budget heading provides a contingency for repairs to the Landlord's M&E equipment. It has been maintained at the same level.

- **Cleaning** **£250.00**

The cost reflects the need to complete a periodic clean to the shared staircase. It has been maintained at the same level.

- **Health & Safety** **£355.00**

The heading relates to the requirement to complete a health & safety and fire risk assessment in respect of the communal parts.

**Total**

**Schedule 3** **£3,345.00**



**Budget Approval**

*Paul Starbuck*

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Partner

Dated 1<sup>st</sup> September 2025



## Appendix A

Birmingham Business Centre, 278 Thimble Mill Lane, Birmingham

### **Service Charge Unit Percentages**

Recovery Group = sc

Reconciliation Period = 01/10/2025-30/09/2026

Ref	Unit	Area Sq Ft	Schedule 1	Schedule 2	Schedule 3
0001	Unit 1 Gnd Floor	476.00	2.12	2.45	0.00
0004	Unit 2 Gnd Floor	649.00	2.89	3.34	0.00
0006	Unit 3 Gnd Floor	611.00	2.72	3.14	0.00
0019	Unit 3C Gnd Floor	934.00	4.16	4.81	0.00
0020	Unit 5 Gnd Floor	964.00	4.30	0.00	0.00
0021	Unit 6 Gnd Floor	815.00	3.63	0.00	0.00
0022	Unit 7 Gnd Floor	815.00	3.63	4.19	0.00
0005	Unit 8 Gnd Floor	1,013.00	4.51	5.21	0.00
0007	Unit 9 Gnd Floor	1,232.00	5.49	0.00	0.00
0023	Unit 10 Gnd Floor	724.00	3.23	3.73	0.00
0025	Unit 11 Gnd Floor	679.00	3.03	3.49	0.00
0026	Unit 12 Gnd Floor	856.00	3.81	4.40	0.00
0012	Unit 13 Gnd Floor & 13A 1st Floor	1,352.00	6.02	6.96	0.00
0018	Unit 15 Gnd Floor & 15A 1st Floor	2,484.00	11.07	12.78	0.00
0011	Unit 2A 1st Floor	1,355.00	6.04	6.97	48.60
0009	Unit 3A & 3D 1st Floor	1,433.00	6.38	7.37	51.40
0008	Unit 5A 1st Floor	743.00	3.31	3.82	0.00
0002	Unit 6A 1st Floor	684.00	3.05	3.52	0.00
0003	Unit 7A & 8A 1st Floor	1,551.00	6.91	7.98	0.00
0010	Unit 9A 1st Floor	873.00	3.89	4.49	0.00
0014	Unit 10A 1st Floor	756.00	3.37	3.89	0.00
0015	Unit 11A 1st Floor	718.00	3.20	3.69	0.00
0016	Unit 12A 1st Floor	727.00	3.24	3.74	0.00
	<b>Total</b>	<b>22,444.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>



## Appendix B

Wing Yip Business Centre, 278 Thimble Mill Lane, Birmingham

### **Service Charge Budget Comparison**

Recovery Group = sc

Reconciliation Period = 01/10/2025-30/09/2026

\*Amounts in gbp

Code	Description	Budget Yr End 2025	Budget Yr End 2026	Variance
<b>1</b>	<b>Schedule 1</b>			
5100-0101	Management Fee	9,649.00	10,077.00	428.00
5100-0203	S/C Audit Fees	900.00	900.00	0.00
5100-0302	Help Desk	514.00	537.00	23.00
5100-0308	Building Manager	4,500.00	5,000.00	500.00
5100-0309	Facilities Manager	4,566.00	4,769.00	203.00
5100-0401	Landlords risk assessments, audits & reviews	695.00	695.00	0.00
5200-0501	Electricity	2,000.00	1,000.00	-1,000.00
5300-0901	Security Guarding	42,500.00	36,000.00	-6,500.00
5300-1007	Pest Control	1,076.00	980.00	-96.00
5300-1009	External Landscaping	1,800.00	1,995.00	195.00
5300-1010	Snow clearance / Gritting	1,000.00	1,000.00	0.00
5300-1016	Drainage	500.00	4,165.00	3,665.00
5400-1201	M&E Maintenance Contract	975.00	1,000.00	25.00
5400-1202	M&E Repairs	500.00	500.00	0.00
5400-1502	External Repairs and maintenance	6,000.00	6,000.00	0.00
	<b>Schedule Total</b>	<b>77,175.00</b>	<b>74,618.00</b>	<b>-2,557.00</b>
<b>2</b>	<b>Schedule 2</b>			
5300-1014	Refuse Collection	3,600.00	2,700.00	-900.00
	<b>Schedule Total</b>	<b>3,600.00</b>	<b>2,700.00</b>	<b>-900.00</b>
<b>3</b>	<b>Schedule 3</b>			
5300-1001	Internal Cleaning	250.00	250.00	0.00
5400-1202	M&E Maintenance Contract	500.00	2,240.00	1,740.00
5400-1201	M&E Repairs	500.00	500.00	0.00
5100-0401	Landlords risk assessments, audits & reviews	0.00	355.00	355.00
	<b>Schedule Total</b>	<b>1,250.00</b>	<b>3,345.00</b>	<b>2,095.00</b>
	<b>Total</b>	<b>82,025.00</b>	<b>80,663.00</b>	<b>-1,362.00</b>