JOHNSON FELLOWS

1-9 Drakes Cross Parade

Hollywood

Birmingham

B47 5HD

Service Charge Budget Report

1st October 2026 –

30th September 2027

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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 1st October 2026 to 30th September 2027.

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; 1st Edition.

The Property

The property is located on Drakes Cross Parade, which is set back from both the Alcester Road and Shawhurst Lane. It is approximately 6 miles to the south-west of Solihull Town Centre and 8 miles south of Birmingham City Centre.

The Parade is a purpose-built retail premises with brick facades under a pitched tiled roof. The majority of the units are two storey with ground floor retail and ancillary accommodation above. The two corner units are single storey. Customer parking is provided to the front of all units, with a service road and loading area to the rear.

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

There is no reserve fund.

Service Charge Apportionment

The apportionment is detailed within the Service Charge Apportionment Schedule attached at Appendix A.

The budget contains a single schedule that all occupiers contribute towards.

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

Management Team

Help Desk Manager:

Jay Chauhan
Johnson Fellows, 180 Newhall Street, Birmingham, B3 1SJ
Direct Dial: 0121 234 0409
Mobile: 07763 564705
Email: helpdesk@johnsonfellows.co.uk

Jay Chauhan is the Help Desk Manager and is responsible for dealing with urgent reactive maintenance and repair.

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

Daniel Blakeman is responsible for the repair and maintenance of the property and statutory compliance. He will be joining Johnson Fellows on 2nd September 2024.

Management Surveyor:

Tina Hothi
Johnson Fellows, 180 Newhall Street, Birmingham, B3 1SJ
Mobile: 078594 089316
Email: tina.hothi@johnsonfellows.co.uk

Tina Hothi is responsible for the overall management of the property.

Service Charge Accountant:

Paul Evans
Client Accounts
Johnson Fellows, 180 Newhall Street, Birmingham, B3 1SJ
Direct Dial: 0121 234 0405
Email: Paul Evans@johnsonfellows.co.uk

Paul Evans is the client accountant responsible for this property.

Budget Commentary

All figures are shown net of VAT
SCHEDULE 1 - All Occupiers

- **External Repairs & Maintenance** **£10,000.00**

The estimated expenditure is a contribution towards the ad-hoc repair and maintenance of any external building items and also includes the costs of the service yard repair works and the drainage flush out. The budget has increased from last year as we endeavour to undertake some repair works to the potholes.

- **Health & Safety** **£450.00**

The budget covers the costs of completing a health and safety audit for the site, this has been retained at the same cost as last year.

- **Snow Clearance/Gritting** **£600.00**

A budget for snow clearance and gritting was added to the service charge budget for 23/24. The cost is based on an estimate and the same cost has been carried forward for the new budget 26/27.

- **Landscaping** **£4,000.00**

This cost heading represents the costs in respect of general landscaping and maintenance of the parade. The service which had been previously reduced to fortnightly visits has been reinstated to weekly visits to maintain the site standards required.

- **Audit Fee** **£525.00**

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.

- **Help Desk** **£276.65**

The cost heading is for a 24 hour/7 day a week Help Desk which is 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.

- **Management Fee** **£5,073.68**

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.

- **Facilities Management** **£4,697.44**

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.

Total **£25,622.77**

Budget Approval





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Associate Partner Head of Facilities Management

Dated: 11th August 2026 Dated: 11th August 2026

JOHNSON FELLOWS

Appendix A

1-9 Drakes Cross Parade, Hollywood, Birmingham (02172)

Service Charge Unit Percentages

01/10/2026 -30/09/2027

Unit	Tenant	Schedule 1	Area Sq Ft
0001	A F Blakemore & Son Ltd	35.6510	4,199
0002	The Eye Collective (Wythall) Ltd	6.4810	763
0003	Brian Gilbert Pow	6.6010	777
0004	M Papageorgiou & M Papageorgiou	6.6610	785
0005	Bean 47 Ltd	6.6610	785
0006	Manjit Sandu T/as Fanaris Chip Shop	6.6610	785
0007	Drakes Estate Agents Limited	6.6610	785
0008	Lavang Indian Takeaway Limited	6.6610	785
0009	One Stop Convenience Stores Ltd	17.9620	2,116
	Total	**100.0000**	**11,780**

JOHNSON FELLOWS

Appendix B

1-9 Drakes Cross Parade, Hollywood, Birmingham (02172)

Service Charge Budget Report

01/10/2026-30/09/2027

Description	Budget (09/2026)	Budget (09/2027)	Variance
Schedule 1			
Management Fee	4,948.20	5,073.68	125
S/C Audit Fees	525.00	525.00	0
Landscaping	4,000.00	4,000.00	0
Facilities Manager	4,581.27	4,697.44	116
Health & Safety	450.00	450.00	0
External Landscaping	0.00	0.00	0
Snow clearance / Gritting	600.00	600.00	0
External Repairs and Maintenance	7,000.00	10,000.00	3,000
Help Desk	269.80	276.65	7
Schedule Total	**22,374.27**	**25,622.77**	**3,249**