



JOHNSON FELLOWS

Maple Industrial Estate

Hyde Road

Manchester

M12 5AQ

Service Charge

Expenditure Report

1st October 2024 –

30th September 2025

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Introduction

This report has been produced by Johnson Fellows on behalf of the Landlord, W Wing Yip Commercial Ltd. It is intended to provide details of the expenditure for the service charge period 1st October 2024 to 30th September 2025.

Enclosed within this report is a copy of the Service Charge Variance Schedule and Service Charge Apportionment Schedule. We also enclose the Service Costs Statement prepared by Haines Watts accountants.

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

The Property

Maple Industrial Estate is located on the A57 Hyde Road, approximately 1 mile east of Manchester City Centre. Vehicle access into the estate is provided from Bennett Street. Direct access to the motorway network is via J24 of the M60, 3 miles to the east.

Maple Industrial Estate is a former tram depot. It provides a mixture of warehousing and industrial units within its main building. The majority of units are accessed from a central covered mall. The units are largely single storey, although some mezzanine levels have been installed. There is a two-storey block to the front of the main building that would originally have been the depot offices. In addition, the railway arches to the north of the estate provide several storage and business units. The physical structures of the railway arches remain under the ownership of Network Rail.

All of the buildings on the estate are of brick construction under industrial style pitched tiled roofs.

The primary services provided for the property consist of cleaning and landscaping of the communal parts, building repairs 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 report is to provide a 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 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, or the lease provisions do not permit the full recovery, 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 for each schedule is detailed within the Service Charge Apportionment Schedule attached at Appendix A.

Three separate schedules are adopted. Schedule 1 covers the costs for the external areas of the estate. Schedule 2 covers the costs for the main building and the mall. Schedule 3 relates purely to electrical repairs. This has been separated from Schedule 1 as some of the Arches do not have a power supply. The schedules are apportioned based on the gross internal floor areas.

Schedule One	All occupiers
Schedule Two	Non-Arch occupiers
Schedule Three	All occupiers with a power supply

Where services are shared across schedules, they are split based on the remaining expenditure within each schedule. The current split is 75% Schedule 1 and 25% Schedule 2.



Management Team

Management Surveyor:

Ian Starbuck
Johnson Fellows, Charter House, 163 Newhall Street, Birmingham, B3 1SW
Direct Dial: 0121 234 0462
Mobile: 07887 745 635
Email: ian.starbuck@johnsonfellows.co.uk

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

Facilities Manager:

Dan Blakeman
Johnson Fellows, 180 Newhall Street, Birmingham, B3 1SJ
Direct Dial: 0121 234 0466
Mobile: 07786 072 755
Email: daniel.blakeman@johnsonfellows.co.uk

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

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.

Service Charge Accountant:

Kiesha Gregory
Johnson Fellows, 180 Newhall Street, Birmingham, B3 1SJ
Direct Dial: 0121 234 0405
Email: kiesha.gregory@johnsonfellows.co.uk

Kiesha Gregory is the client accountant responsible for this property.

Expenditure Commentary

All figures are shown net of VAT

SCHEDULE 1 – External Costs - All Occupiers

- **Cleaning** **£13,980.09**

The cost heading is for the cleaning of the communal toilet facilities, together with consumables and feminine hygiene unit serving. Expenditure was above budget, largely due to an increase in the contract cost during the year.

- **Plumbing Repairs** **£5,849.13**

The budget allowed a contingency for any plumbing repairs required to the communal toilet facilities. Numerous repairs were completed. Despite the works surrounding the major leak being recoverable through insurers, the expenditure was above budget.

- **Pest Control** **£1,801.31**

The expenditure relates to the pest control contract for the estate. Expenditure came in below budget.

- **External Landscaping** **£5,594.45**

The budget allowed for the quarterly vegetation cut back and weed treatment on the estate that is now under a contract. The expenditure came in above budget due to the additional costs associated with the removal of fly tipping.

- **Drain Maintenance** **£8,708.00**

The cost heading provided for the annual flush through of the communal drainage and any associated repairs. This was completed, but multiple further works were completed to deal with blockages and a collapsed drain. As a result, expenditure was above budget.

- **External Repairs & Maintenance** **£787.80**

The budget allowed for ongoing repairs to the estate road, together with a contingency for other essential repairs. Only minor works were completed, meaning that expenditure was below budget.

- **Electricity** **£1,484.67**

The cost heading relates to the electricity consumption for the external lighting, CCTV and guard hut. Expenditure was under budget.

- **Water Charges** **£1,081.00**

The budget allowed for the water consumption within the communal toilets. Expenditure was above budget.



- **Health & Safety** **£0.00**

The budget allowed for the completion of a health & safety and fire risk assessment for the external areas. This wasn't completed so no expenditure was incurred.

- **Security** **£147,558.39**

The cost heading covers the security guarding for the estate for which there is 24 hours a day, 365 days a year coverage. The expenditure was above the budget figure due to an increase in the contract cost.

- **Gritting** **£0.00**

The budget allowed for gritting of the estate road during the winter months. No expenditure was incurred.

- **Audit Fee** **£375.00**

The expenditure allowed for the year end accounts to be certified by an independent accountant as recommended by the RICS Service Charge Professional Statement. The cost is shared between both schedules and is on budget.

- **Help Desk Fee** **£385.52**

The budget allowed for a 24 hour/7 day a week Help Desk to be set up to allow all occupiers to speak with a dedicated operative and report urgent items of repair and maintenance. This ensures that matters can be handled promptly without delay. The total cost of £514.00 has been split between Schedules 1 & 2. Expenditure is in line with the budget.

- **Management Fee** **£8,016.75**

This expenditure represents the costs 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 cost is shared between both schedules and is on budget.

- **Facilities Management** **£3,773.25**

The expenditure 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 RICS Service Charge Professional Statement recommends that this be a fixed fee, subject to annual review or indexation. The cost is shared between both schedules and is on budget.

Total

Schedule 1 **£199,395.36**



SCHEDULE 2 – Main Building – Non-Arch occupiers

- **Cleaning** **£0.00**

The budget provided a contingency for ad hoc cleaning works within the main arch. No expenditure was incurred.

- **Building Repairs** **£30,786.99**

The cost heading covers repairs to the main building structure and roof. The landlord forward funded a £100,000 roof repair program in 2020 for which they are being reimbursed over a 5 year period. The final instalment of £20,000 was made for this year. The remaining expenditure relates to additional ad-hoc works. It was under budget.

- **Fire Prevention** **£3,591.09**

The budget provided for the annual maintenance contracts for the fire alarm and emergency lighting, together with weekly fire alarm checks. Expenditure was over budget due to additional works including attending to a sprinkler system leak.

- **Electricity** **£15,018.66**

The expenditure is for the communal electricity consumption within the mall area. It was above the budget figure.

- **Health & Safety** **£0.00**

The budget allowed for the completion of a health & safety and fire risk assessment for the external areas. This wasn't completed so no expenditure was incurred.

- **Audit Fee** **£125.00**

The expenditure allowed for the year end accounts to be certified by an independent accountant as recommended by the RICS Service Charge Professional Statement. The cost is shared between both schedules and is on budget.

- **Help Desk Fee** **£128.48**

The budget allowed for a 24 hour/7 day a week Help Desk to be set up to allow all occupiers to speak with a dedicated operative and report urgent items of repair and maintenance. This ensures that matters can be handled promptly without delay. The total cost of £514.00 has been split between Schedules 1 & 2. Expenditure is in line with the budget.

- **Management Fee** **£2,672.25**

This expenditure represents the costs 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 cost is shared between both schedules and is on budget.



- **Facilities Management Fee** **£1,257.75**

The expenditure 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 RICS Service Charge Professional Statement recommends that this be a fixed fee, subject to annual review or indexation. The cost is shared between both schedules and is on budget.

Total

Schedule 2 **£53,580.22**

SCHEDULE 3 – Electrical Repair – All Occupiers with a power supply

- **Electrical Repair** **£1,069.95**

The cost heading allowed for any unforeseen electrical repairs. Only minor works were completed, with expenditure coming in below budget.

Total

Schedule 3 **£1,069.95**

Expenditure Approval

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Partner

Dated 26th January 2026



JOHNSON FELLOWS

Appendix A

Maple Industrial Estate, Bennett Street, Manchester

Service Charge Unit Percentages

Recovery Group = sc

Reconciliation Period = 01/10/2024-30/09/2025

Unit	Area Sq Ft	Schedule 1	Schedule 2	Schedule 3
Unit 1	15,247	6.56%	8.23%	7.07%
Unit 2	1,865	0.80%	1.01%	0.86%
Unit 3, 4B, 18A & 18B	36,603	15.74%	19.75%	16.97%
Unit 4	3,819	1.64%	2.06%	1.77%
Unit 4A	1,328	0.57%	0.72%	0.62%
Unit 5	6,933	2.98%	3.74%	3.21%
Unit 6, 10 & 19A	41,274	17.75%	22.27%	19.13%
Unit 7 & 8	13,136	5.65%	7.09%	6.09%
Unit 9	14,100	6.06%	7.61%	6.54%
Unit 11 & 19	5,683	2.44%	3.07%	2.63%
Unit 12	7,839	3.37%	4.23%	3.63%
Unit 13	20,524	8.82%	11.08%	9.51%
Unit 14A	1,244	0.53%	0.67%	0.58%
Unit 14B	498	0.21%	0.27%	0.23%
Unit 14C	849	0.37%	0.46%	0.39%
Unit 14D	156	0.07%	0.08%	0.07%
Unit 15	8,449	3.63%	4.56%	3.92%
Unit 16	1,742	0.75%	0.94%	0.81%
Unit 17	1,385	0.60%	0.75%	0.64%
Unit 19B	1,321	0.57%	0.71%	0.61%
Unit 19C	1,321	0.57%	0.71%	0.61%
Arch 1	2,726	1.17%	0.00%	1.26%
Arch 2	2,711	1.17%	0.00%	1.26%
Arch 3	2,824	1.21%	0.00%	0.00%
Arch 4	2,731	1.17%	0.00%	1.27%
Arch 5	2,743	1.18%	0.00%	1.27%
Arch 6	2,831	1.22%	0.00%	0.00%
Arch 7	2,796	1.20%	0.00%	0.00%
Arch 8	2,775	1.19%	0.00%	0.00%
Arch 9	2,826	1.22%	0.00%	1.31%
Arch 10	2,791	1.20%	0.00%	1.29%
Arch 11	2,796	1.20%	0.00%	1.30%
Arch 12	2,772	1.19%	0.00%	1.28%
Arch 13	2,765	1.19%	0.00%	1.28%
Arch 14	2,785	1.20%	0.00%	1.29%
Arch 15	2,777	1.19%	0.00%	1.29%
Arch 16	2,804	1.21%	0.00%	0.00%
Arch 17	2,806	1.21%	0.00%	0.00%
Advertising Hoarding				
Total	232,575	100.00%	100.00%	100.00%



JOHNSON FELLOWS

Appendix B

Maple Industrial Estate, Bennett Street, Manchester

Service Charge Expenditure Comparison

Recovery Group = sc

Reconciliation Period = 01/10/2024-30/09/2025

*Amounts in gbp

Code	Description	Budget Yr End 2025	Expenditure Yr End 2025	Variance
1	Schedule 1			
5100-0101	Management Fee	8,016.75	8,016.75	0.00
5100-0203	S/C Audit Fees	375.00	375.00	0.00
5100-0302	Help Desk	385.50	385.52	0.02
5100-0309	Facilities Manager	3,773.25	3,773.25	0.00
5100-0401	Landlords risk assessments, audits & reviews	637.50	0.00	-637.50
5200-0501	Electricity	3,500.00	1,484.67	-2,015.33
5200-0801	Water and Sewage Charges	500.00	1,081.00	581.00
5300-0901	Security Guarding	141,500.00	147,558.39	6,058.39
5300-1001	Internal Cleaning	12,000.00	13,980.09	1,980.09
5300-1007	Pest Control	2,660.00	1,801.31	-858.69
5300-1009	External Landscaping	4,500.00	5,594.45	1,094.45
5300-1010	Snow clearance / Gritting	500.00	0.00	-500.00
5300-1016	Drainage	4,500.00	8,708.00	4,208.00
5400-1209	Plumbing	1,500.00	5,849.13	4,349.13
5400-1502	External Repairs and Maintenance	4,000.00	787.80	-3,212.20
	Schedule Total	188,348.00	199,395.36	11,047.36
2	Schedule 2			
5100-0101	Management Fee	2,672.25	2,672.25	0.00
5100-0203	S/C Audit Fees	125.00	125.00	0.00
5100-0302	Help Desk	128.50	128.48	-0.02
5100-0309	Facilities Manager	1,257.75	1,257.75	0.00
5100-0401	Landlords risk assessments, audits & reviews	212.50	0.00	-212.50
5200-0501	Electricity	14,000.00	15,018.66	1,018.66
5300-1001	Internal Cleaning	1,000.00	0.00	-1,000.00
5400-1211	Fire Prevention/detection	2,500.00	3,591.09	1,091.09
5400-1502	External Repairs and Maintenance	35,000.00	30,786.99	-4,213.01
	Schedule Total	56,896.00	53,580.22	-3,315.78
3	Schedule 3			
5400-1207	Electrical Maintenance	20,000.00	1,069.95	-18,930.05
	Schedule Total	20,000.00	1,069.95	-18,930.05
	Total	265,244.00	254,045.53	-11,198.47



WING YIP & BROTHERS PROPERTY AND INVESTMENTS LTD
MAPLE INDUSTRIAL ESTATE, HYDE ROAD, MANCHESTER
STATEMENT OF SERVICE CHARGE EXPENDITURE
FOR THE YEAR ENDED 30 SEPTEMBER 2025





WING YIP & BROTHERS PROPERTY AND INVESTMENTS LTD
MAPLE INDUSTRIAL ESTATE, HYDE ROAD, MANCHESTER
STATEMENT OF SERVICE CHARGE EXPENDITURE
FOR THE YEAR ENDED 30 SEPTEMBER 2025

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**INDEPENDENT ACCOUNTANTS' REPORT TO THE LANDLORD OF
MAPLE INDUSTRIAL ESTATE, HYDE ROAD, MANCHESTER**

We have reviewed the accompanying statement of service charge expenditure for Maple Industrial Estate for the year ended 30 September 2025 and a summary of significant accounting policies and notes to the service charge expenditure report set out on page 7 to 8. The statement of service charge expenditure has been prepared by Wing Yip in accordance with guidance issued by the RICS to supplement the RICS code of Practice, Service Charges in Commercial Property (the code).

Managing Agent's responsibility for the statement of service charge expenditure

Wing Yip are responsible for the preparation of the statement of service charge expenditure and for such internal controls as they determine are necessary to determine the preparation of statements that are free from material misstatement, whether due to fraud or error.

Reporting Accountants' responsibility

Our responsibility is to express a conclusion on the statement of service charge expenditure based on the procedures we have performed and the evidence we have obtained. We conducted our review in accordance with the International Standard on Review Engagements (ISRE) 2400, Engagements to Review Historical Financial Statements (Revised). ISRE 2400 (Revised) requires us to conclude whether anything has come to our attention that causes us to believe that the statement of service charge expenditure, taken as a whole, is not prepared in all material respects in accordance with the provisions of the Code of Practice 'Service Charges in Commercial Property' issued by RICS. ISRE 2400 (Revised) also requires us to comply with relevant ethical requirements.

A review of statement of service charge expenditure in accordance with ISRE 2400 (Revised) is a limited assurance assignment. The procedures performed in a review are substantially less than those performed in an audit conducted in accordance with International Standards on Auditing. Accordingly, we do not express an audit opinion on the statement of service charge expenditure. As the reporting accountant we have performed the following procedures:

- checked whether entries in the accounting records are supported by invoices, receipts, other documentation or evidence
- made enquiries of management and others responsible for the services that comprise the service charge on this property
- applied analytical procedures.

The procedures do not include a review of the allocation or apportionment of service charge expenditure to occupiers.

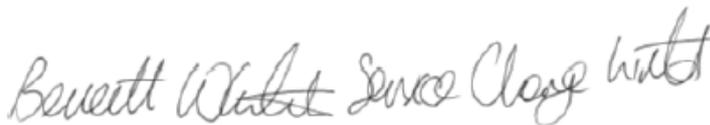
**INDEPENDENT ACCOUNTANTS' REPORT TO THE LANDLORD OF
MAPLE INDUSTRIAL ESTATE, HYDE ROAD, MANCHESTER**

Conclusion

Our report is made in accordance with the terms of our engagement and is intended solely for Wing Yip for issue to current occupiers and the landlord. This report should not be distributed to or used by other parties. Our work has been undertaken to enable us to make this report to Wing Yip and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility or liability to anyone other than Wing Yip in connection with the report of this engagement.

Based on the procedures we have performed and the evidence we have obtained, nothing has come to our attention that cause us to believe that the statement of service charge expenditure is not prepared, in all material respects, in accordance with the provisions of the Code of Practice 'Service Charges in Commercial Property' issued by the RICS.

On the basis of information and explanations provided to us by Wing Yip, in our opinion, the expenditure incurred and to be incurred by the Lessor for the year ended 30 September 2025 was £254,045.53 exclusive of VAT.



BENNETT WHITEHOUSE SERVICE CHARGE LIMITED
1st Floor
Waterfront One
Waterfront Business Park
Brierley Hill
West Midlands
DY5 1LX

16 January 2026

WING YIP & BROTHERS PROPERTY AND INVESTMENTS LTD
 MAPLE INDUSTRIAL ESTATE, HYDE ROAD, MANCHESTER
 SERVICE CHARGE EXPENDITURE ACCOUNT
 FOR THE YEAR ENDED 30 SEPTEMBER 2025

Total All Schedules		Actual 2025 £	Budget 2025 £	Budget Variance £	Prior Period £	Prior Variance £
Schedule 1	Schedule 1 - External Costs - All Occupiers	199,395.36	188,348.00	11,047.36	182,652.25	16,743.11
Schedule 2	Schedule 2 - Main Building - Non-Arch Occupiers	53,580.22	56,896.00	(3,315.78)	70,027.50	(16,447.28)
Schedule 3	Schedule 3 - Electrical Repair - All Occupiers with a power supply	1,069.95	20,000.00	(18,930.05)	24,213.61	(23,143.66)
TOTAL ALL SCHEDULES		254,045.53	265,244.00	(11,198.47)	276,893.36	(22,847.83)

For breakdown of all schedules see pages 4 to 6

WING YIP & BROTHERS PROPERTY AND INVESTMENTS LTD
MAPLE INDUSTRIAL ESTATE, HYDE ROAD, MANCHESTER
SERVICE CHARGE EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 30 SEPTEMBER 2025

Schedule 1 - External Costs - All Occupiers

Note	Actual 2025 £	Budget 2025 £	Budget Variance £	Prior Period £	Prior Variance £
MANAGEMENT					
Management fees					
Management fee	8,016.75	8,016.75	-	7,894.88	121.87
Accounting fees					
Audit fees	375.00	375.00	-	380.00	(5.00)
Site management resources					
Facilities management	3,773.25	3,773.25	-	3,715.64	57.61
Helpdesk	385.52	385.50	0.02	380.00	5.52
Health, safety and environmental					
Health & safety	-	637.50	(637.50)	1,068.32	(1,068.32)
UTILITIES					
Electricity					
Electricity	1,484.67	3,500.00	(2,015.33)	4,768.97	(3,284.30)
Water					
Water and sewerage charges	1,081.00	500.00	581.00	838.50	242.50
SOFT SERVICES					
Security					
Security guarding	147,558.39	141,500.00	6,058.39	132,235.20	15,323.19
Cleaning and environmental					
External landscaping	5,594.45	4,500.00	1,094.45	3,759.26	1,835.19
Internal cleaning	13,980.09	12,000.00	1,980.09	12,231.66	1,748.43
Pest control	1,801.31	2,660.00	(858.69)	2,177.58	(376.27)
Snow clearance / gritting	-	500.00	(500.00)	-	-
HARD SERVICES					
Fabric repairs and maintenance					
Drainage	8,708.00	4,500.00	4,208.00	1,987.50	6,720.50
External repairs and maintenance	787.80	4,000.00	(3,212.20)	6,036.29	(5,248.49)
Repairs & maintenance - plumbing	5,849.13	1,500.00	4,349.13	5,582.67	266.46
INCOME					
Interest					
Interest	-	-	-	(404.22)	404.22
SCHEDULE 1 - EXTERNAL COSTS - ALL OCCUPIERS TOTAL	199,395.36	188,348.00	11,047.36	182,652.25	16,743.11

WING YIP & BROTHERS PROPERTY AND INVESTMENTS LTD
 MAPLE INDUSTRIAL ESTATE, HYDE ROAD, MANCHESTER
 SERVICE CHARGE EXPENDITURE ACCOUNT
 FOR THE YEAR ENDED 30 SEPTEMBER 2025

Schedule 2 - Main Building - Non-Arch Occupiers	Note	Actual 2025 £	Budget 2025 £	Budget Variance £	Prior Period £	Prior Variance £
MANAGEMENT						
Management fees		2,672.25	2,672.25	-	2,493.12	179.13
Accounting fees		125.00	125.00	-	120.00	5.00
Site management resources						
Facilities management		1,257.75	1,257.75	-	1,173.36	84.39
Helpdesk		128.48	128.50	(0.02)	120.00	8.48
Health,safety and environmental						
Health & safety		-	212.50	(212.50)	337.37	(337.37)
UTILITIES						
Electricity						
Electricity		15,018.66	14,000.00	1,018.66	24,462.96	(9,444.30)
SOFT SERVICES						
Cleaning and environmental						
External cleaning		-	-	-	440.00	(440.00)
Internal cleaning		-	1,000.00	(1,000.00)	-	-
HARD SERVICES						
Mechanical and electrical services (M&E)						
Fire equipment		3,591.09	2,500.00	1,091.09	5,468.16	(1,877.07)
EXCEPTIONAL EXPENDITURE						
Building repair		30,786.99	35,000.00	(4,213.01)	35,412.53	(4,625.54)
SCHEDULE 2 - MAIN BUILDING - NON-ARCH OCCUPIERS TOTAL		53,580.22	56,896.00	(3,315.78)	70,027.50	(16,447.28)

WING YIP & BROTHERS PROPERTY AND INVESTMENTS LTD
 MAPLE INDUSTRIAL ESTATE, HYDE ROAD, MANCHESTER
 SERVICE CHARGE EXPENDITURE ACCOUNT
 FOR THE YEAR ENDED 30 SEPTEMBER 2025

Schedule 3 - Electrical Repair - All Occupiers with a power supply	Note	Actual 2025 £	Budget 2025 £	<i>Budget Variance</i> £	Prior Period £	<i>Prior Variance</i> £
HARD SERVICES						
Mechanical and electrical services (M&E)						
Electrical repairs and maintenance						
		1,069.95	20,000.00	<i>(18,930.05)</i>	24,213.61	<i>(23,143.66)</i>
SCHEDULE 3 - ELECTRICAL REPAIR - ALL OCCUPIERS WITH A POWER SUPPLY TOTAL		<u>1,069.95</u>	<u>20,000.00</u>	<u><i>(18,930.05)</i></u>	<u>24,213.61</u>	<u><i>(23,143.66)</i></u>

WING YIP & BROTHERS PROPERTY AND INVESTMENTS LTD
MAPLE INDUSTRIAL ESTATE, HYDE ROAD, MANCHESTER
NOTES TO THE STATEMENT OF SERVICE CHARGE EXPENDITURE
FOR THE YEAR ENDED 30 SEPTEMBER 2025

1 Accounting policies

The accounts are prepared in accordance with the provisions of the lease and on the accruals basis.

2 Bank account

Service charge money was held at Barclays in a client account under the title Johnson Fellows LLP Client Account. This is an interest bearing account. Any interest earned on the funds is credited to the service charge account net of any bank operating costs.

3 VAT

The property is elected for VAT purposes and therefore all service charge expenditure stated is exclusive of VAT.

4 Management fees

Wing Yip are appointed to manage the common areas of the property. The management fee charged solely for the management of the service charge for the year ended 30 September 2025 was agreed at a fixed fee of £10,689.00. The management fee is reviewed annually. Asset management and rent collection costs are excluded from the service charge management fee.

Total employment costs of the on site manager and their assistant is included within the service charge expenditure.

Summary of all fees charged by the managing agent -

	2025 £
Management fees	10,689.00

WING YIP & BROTHERS PROPERTY AND INVESTMENTS LTD
MAPLE INDUSTRIAL ESTATE, HYDE ROAD, MANCHESTER
NOTES TO THE STATEMENT OF SERVICE CHARGE EXPENDITURE
FOR THE YEAR ENDED 30 SEPTEMBER 2025

5 Accruals

The accruals included in the service charge expenditure relate to goods and services actually incurred within the year ended 30 September 2025, but no invoice had been received at the year end date.

Sch Code	£
01 Electricity	4,217.64
01 Audit fees	375.00
02 Building repair	40,000.00
02 Electricity	39,481.62
02 Audit fees	125.00
	84,199.26
	84,199.26

6 Empty units and concessions granted to tenants

Where appropriate, costs are apportioned on a daily basis and for the avoidance of doubt it is confirmed that the landlord bears an appropriate proportion of the service charge expenditure in respect of voids and vacant premises.

Likewise, if any tenant has any form of concession, whereby their contribution towards the service charge is capped, or is lower than the apportionment due, the landlord pays the difference.