Spring Road Industrial Estate

Lanesfield Drive

Wolverhampton

WV4 6UA

Service Charge

Expenditure Report

25th March 2025 –

24th March 2026

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Introduction

This report has been produced by Johnson Fellows on behalf of the Management Company, Nettledene Limited. It is intended to provide details of the expenditure for the service charge period 25th March 2025 to 24th March 2026.

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

The service charge is administered having regard to RICS Professional Statement; Service Charges in Commercial Property; 2nd Edition.

The Property

Spring Road Industrial Estate is an established, secure estate located approximately 2½ miles south east of Wolverhampton city centre and 4 miles north of Dudley town centre. Junction 10 of the M6 motorway is approximately 5 miles to the north east of the property.

The estate has two entrances from Lanesfield Drive, which leads from the A4126 Spring Road and the A4123 Wolverhampton Road. The site is bound by the canal to the rear.

Developed in the early 1980's, the estate consists of 31 individual industrial units, with associated dedicated car parking.

The owners are responsible for the repair and maintenance of the individual units. The service charge therefore covers the communal parts. The primary services are landscaping, security, maintenance of the estate roadway, perimeter fencing and shared drainage.

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, the responsibility for the service charge remains with the unit owner.

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.

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

Reserve Fund

A Reserve Fund was put in place under the previous management regime. This is primarily to address future major expenditure relating to the roadway repairs. Funds are held within a discrete bank account to obtain interest. The account is maintained with Barclays Bank plc, Kidderminster branch. The balance held at the service charge year end was £29,139.12.

Service Charge Apportionment

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

The budget contained a single schedule that all unit owners contribute towards.

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

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:

Robert Scott
Johnson Fellows, Charter House, 163 Newhall Street, Birmingham, B3 1SW
Direct Dial: 0121 234 0407
Mobile: 07540 732602
Email: Robert.scott@johnsonfellows.co.uk

Robert Scott is responsible for repair and maintenance at the site and statutory compliance.

Help Desk Manager:

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

Paul Evans
Client Account
Johnson Fellows, Charter House, 163 Newhall Street, Birmingham, B3 1SW
Direct Dial: 0121 234 0405
Email: paul.evans@johnsonfellows.co.uk

Paul Evans is the client accountant responsible for this property.

Expenditure Commentary

All figures are shown net of VAT

SCHEDULE 1 - All Occupiers

- **Landscaping** **£4,583.37**

The expenditure relates to the routine maintenance of the landscaped areas of the estate. It came in below budget.

- **Gritting** **£0.00**

The cost heading allowed for the grit bins on the estate to be replenished during the winter months. No expenditure was incurred.

- **External Repairs & Maintenance** **£0.00**

The expenditure heading provided for ad-hoc fabric repairs to the roadway and communal areas of the estate. No expenditure was incurred.

- **Electricity** **£373.09**

The expenditure relates to the electricity consumption for the communal estate gates. It was below the budget figure.

- **Health & Safety** **£0.00**

A health and safety assessment is completed triennially for the communal parts of the estate. This is next due in October 2026, so no expenditure was incurred during this service charge year.

- **Security Systems** **£7,438.00**

The budget heading allowed for the maintenance contract for the automatic gates, plus a contingency for unforeseen call out charges and repairs. Various repairs were carried out and despite insurance claims being completed following damage, expenditure was above budget.

- **Pest Control** **£2,037.50**

The expenditure is for the pest control contract for the communal areas of the estate. There were additional visits and the contract frequency was increased due to rodent activity. Expenditure was therefore above budget.

- **Signage** **£455.00**

The budget allowed for any updates to be completed to the estate signage. Various name changes were required. Expenditure was therefore above budget.

- **Drainage** **£1,500.00**

The expenditure was for the annual flush through of the communal drains on the estate. It was in line with the budget figure.

- **Reserve Fund** **£6,000.00**

The expenditure represents the annual contribution to the reserve fund. Funds are being accrued for ongoing major expenditure in respect of roadway repairs.

- **Professional Fees** **£927.20**

The above costs are for the employment of an accountant to deal with the company secretarial services for Nettledene Limited, including the annual VAT return. The contract is with MSP Company Secretarial. The expenditure was below the budget figure.

- **Audit Fee** **£500.00**

The expenditure was for the year end accounts to be certified by an independent accountant which is recommended best practice in accordance with the RICS Service Charge Professional Statement. It was in line with the budget.

- **Help Desk** **£500.00**

A 24 hour/7 day a week Help Desk was put in place to allow all occupiers to speak with a dedicated operative to report urgent items of repair and maintenance. This ensures that matters are handled promptly without delay. The cost was in line with the budget.

- **Set Up Fee** **£1,000.00**

Separate to the annual management fee, a fee was agreed with Nettledene Limited for JF to manage the transfer of the service charge function from the former managing agent.

- **Management Fee** **£5,750.00**

The figure represents the costs incurred for the management of the property, administration of the service charge and completion of periodic inspections. The RICS Service Charge Professional Statement recommends that this be a fixed fee. Expenditure was in line with the budget figure.

- **Facilities Management** **£2,250.00**

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. Expenditure was in line with the budget figure.

Total **£33,314.16**

Expenditure Approval

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Partner

Dated 10th June 2026

Appendix A

Spring Road Industrial Estate, Lanesfield Drive, Wolverhampton

Service Charge Unit Percentages

Recovery Group = sc

Reconciliation Period = 25/03/2025-24/03/2026

Ref	Unit	Area Sq Ft	Apportionment
UNIT_1	Unit 1	1,530	2.97%
UNIT_2	Unit 2	1,530	2.97%
UNIT_3	Unit 3	1,530	2.97%
UNIT_4	Unit 4	1,530	2.97%
UNIT_5	Unit 5	1,530	2.97%
UNIT_6	Unit 6	1,530	2.96%
UNIT_7	Unit 7	1,530	2.96%
UNIT_8	Unit 8	1,530	2.96%
UNIT_9	Unit 9	1,530	2.96%
UNIT_10	Unit 10	1,696	3.28%
UNIT_11	Unit 11	1,420	2.75%
UNIT_12	Unit 12	1,420	2.75%
UNIT_13	Unit 13	2,401	4.65%
UNIT_14	Unit 14	2,401	4.65%
UNIT_15	Unit 15	1,528	2.96%
UNIT_16	Unit 16	1,528	2.96%
UNIT_17	Unit 17	2,024	3.92%
UNIT_18	Unit 18	2,401	4.65%
UNIT_19	Unit 19	2,024	3.92%
UNIT_20	Unit 20	1,921	3.72%
UNIT_21	Unit 21	1,724	3.34%
UNIT_22	Unit 22	1,870	3.62%
UNIT_23	Unit 23	1,870	3.62%
UNIT_24	Unit 24	1,870	3.62%
UNIT_25	Unit 25	999	1.93%
UNIT_26	Unit 26	1,594	3.09%
UNIT_27	Unit 27	1,930	3.75%
UNIT_28	Unit 28	2,027	3.92%
UNIT_29	Unit 29	1,107	2.14%
UNIT_30	Unit 30	1,107	2.14%
UNIT_31	Unit 31	999	1.93%
	Total	**51,631**	**100.00%**

JOHNSON FELLOWS

Appendix B

Spring Road Industrial Estate, Lanesfield Drive, Wolverhampton

Service Charge Expenditure Comparison

Recovery Group = sc

Reconciliation Period = 25/03/2025-24/03/2026

*Amounts in gbp

Description	Budget Yr End 2026	Expenditure Yr End 2026	Variance
Schedule 1			
Management Fee	5,750.00	5,750.00	0.00
S/C Audit Fees	500.00	500.00	0.00
Help Desk	500.00	500.00	0.00
Facilities Manager	2,250.00	2,250.00	0.00
Set Up Fee	1,000.00	1,000.00	0.00
Professional Fees	1,500.00	927.20	-572.80
Landlords risk assessments, audits & reviews	0.00	0.00	0.00
Electricity	650.00	373.09	-276.91
Security Systems	3,000.00	7,438.00	4,438.00
Pest Control	750.00	2,037.50	1,287.50
External Landscaping	5,025.00	4,583.37	-441.63
Snow clearance / Gritting	400.00	0.00	-400.00
Signage	200.00	455.00	255.00
Drainage	1,500.00	1,500.00	0.00
External Repairs and Maintenance	4,700.00	0.00	-4,700.00
Reserve Fund	6,000.00	6,000.00	0.00
Schedule Total	**33,725.00**	**33,314.16**	**-410.84**
Total	**33,725.00**	**33,314.16**	**-410.84**

Appendix C

NETTLEDENE LIMITED

Spring Road Industrial Estate
Wolverhamton

SERVICE COSTS STATEMENT

INDEPENDENT REVIEW

YEAR ENDED 24TH MARCH 2026

JOHNSON FELLOWS

NETTLEDENE LIMITED

Spring Road Industrial Estate, Wolverhamton

Certificate of Service Costs for the year ended 24th March 2026

	2026
Schedule 1	
Electricity	373.09
Security Systems	7,438.00
Pest Control	2,037.50
External Landscaping	4,583.37
Drainage	1,500.00
Professional Fees	**927.20**
Helpdesk	500.00
Signage	455.00
Audit Fee	500.00
Reserve Fund	6,000.00
Setup Fee	1,000.00
Facilities Manager	2,250.00
Management Fee	5,750.00
Total expenditure	**33,314.16**

Reserve Fund

Balance at the 25.03.2025	22,955.20
Interest in the year	183.92
Paid in during the year	6,000.00
Balance at the 24.03.2026	29,139.12

JOHNSON FELLOWS

NETTLEDENE LIMITED
Spring Road Industrial Estate, Wolverhamton
Certificate of Service Costs for the year ended 24th March 2026

Independent Accountant's Review Report

To the Manager,27/28 Eastcastle Street

We have reviewed the statement of service charge expenditure for the above property for the year ended 24 March 2026. The statement of service charge expenditure has been prepared by the Manager in accordance with guidance issued by the RICS in the Code of Practice, Services Charges in Commercial Property, 1st edition.

Manager's Responsibility for the Statement of service charge expenditure
The Manager is responsible for the preparation of the statement of service charge expenditure and for such internal control as the Manager determines is necessary to enable the preparation of statements that are free from material misstatement, whether due to fraud or error.

Reporting Accountant's 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 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 the RICS. ISRE 4000 (Revised) also requires us to comply with relevant ethical requirements.

A review of a statement of service charge expenditure in accordance with ISRE 2400 (Revised) is a limited assurance engagement. The reporting accountant performs procedures, primarily consisting of making inquiries of management and others responsible for the services that comprise the service charge on this property, as appropriate, and applying analytical procedures, and evaluates the evidence obtained. The procedures do not include review of the allocation or apportionment of service charge expenditure to occupiers.

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.

Conclusion
Based on the procedures we have performed and the evidence we have obtained, nothing has come to our attention that causes 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.

Basis of Accounting, and Restriction on Distribution and Use
Our report is made in accordance with the terms of our engagement and is intended solely for the Manager to issue to current occupiers. 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 the Manager 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 the Manager in connection with the report or this engagement.

TC Group
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