



JOHNSON FELLOWS
CHARTERED SURVEYORS

Market Hall Street/Church Street

Cannock

Staffordshire

WS11 1EB

Service Charge Expenditure Report

1st April 2017 to 31st March 2018



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





Introduction

This report has been produced by Johnson Fellows on behalf of the Landlord, Cabot Investments Limited. It is intended to provide details of the expenditure incurred during the service charge year 1st April 2017 to 31st March 2018.

The Property

The subject property is located within Cannock town centre. It comprises two storey retail and ancillary accommodation fronting Market Hall Street and three storey retail and ancillary accommodation fronting Church Street. There is a car parking area/service deck at second floor level, which is accessed via Church Street.

Internal common areas include stairs from the second floor service deck, the first floor corridor, stairs from the first floor corridor, the ground floor corridor and the goods lifts within Phases 1&2 (Market Hall Street). Whilst the stairs and lift within Schedule 3 (Church Street) formed part of the communal areas at the outset of the service charge year, they have now been removed following the inclusion of this area within the lease granted on 3 Church Street.

Voids and Concessions

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

VAT

The Landlord has elected the property for VAT, consequently the expenditure figures stated within this report are net of VAT.

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.

There is no sinking fund or reserve fund.

Service Charge Objectives

The objective of Johnson Fellows as Managing Agents 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.

The service charge is administered having regard to Service Charges in Commercial Property; RICS Code of Practice 3rd Edition.



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:

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.

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 principle for the apportionment of the service charge expenditure is to enable the sharing of costs of the common services between the occupiers who benefit from the services. Where services only benefit a few occupiers, these are apportioned to separate schedules to which only the occupiers who benefit contribute towards.

The four service charge schedules adopted are:

Schedule 1 – Phases 1 & 2 Market Hall Street

Schedule 2 – Phase 3 Church Street

Schedule 3 – Phase 4 Church Street Lift (No longer used)

Schedule 4 – All Phases

Having regard to the nature of the property, the most appropriate method for calculating the apportionment percentages is on a fair and reasonable basis having regard to floor area. Certain leases contain fixed percentages for recharge, but the fair and reasonable percentage has been adopted, which in all cases are at a level slightly below the fixed percentage stated in the relevant lease documents.

Schedule 3 is no longer used. The lift and internal stairwell was demised to the occupier of 3 Church Street. In addition, the internal cleaning and building repair costs have been removed from Schedule 2. This change occurred after the budget for the year was produced, but it is backdated to the start of the service charge year.

An Apportionment Schedule for the property is attached at Appendix A.



Expenditure Commentary

SCHEDULE 1 - Phases 1 and 2 Market Hall Street

All figures are shown net of VAT

- **Cleaning** **£15,574.32**

The expenditure is for the onsite caretaker who carries out the cleaning of the communal areas. Schedule 2 picks up a 50% share of external costs only. The remaining 50% of the external costs, together with the full cost for the cleaning of the internal corridors is allocated to Schedule 1. The expenditure came in above budget.

- **Refuse** **£25,586.32**

The expenditure relates to the daily collection of the tenant's waste and recycling at site. The costs came in above budget due to an increase in contract rates during the service charge year.

- **Internal Building Repair** **£1,066.00**

The expenditure relates to the replacement and repair of the internal fire doors. Overall the expenditure came in below budget.

- **Lift Maintenance** **£480.00**

The heading relates to the annual maintenance contract for the two goods lifts. The total cost came in below budget following a contract re-tender. This is now placed with Morris Vermaport.

- **Lift Repairs** **£3,750.64**

The expenditure relates to various essential works completed during the service charge year as identified on the insurance survey, together with certain ad hoc repairs. The total costs were below budget.

Total

Schedule 1 **£46,457.28**



SCHEDULE 2 – Phase 3 Church Street

All figures are shown net of VAT

- **Cleaning** **£5,191.43**

The expenditure is for the onsite caretaker who carries out the cleaning of the communal areas. Schedule 2 picks up a 50% share of external costs only. The remaining 50% of the external costs, together with the full cost for the cleaning of the internal corridors is allocated to Schedule 1. The expenditure came in above budget.

Total

Schedule 2 **£5,191.43**



SCHEDULE 4 – All Phases

All figures are shown net of VAT

- **External Building Repair** **£9,882.00**

The main items of expenditure relate to works identified within the health and safety report. These include repairs to the capping around the parapet wall, lead flashing repairs and canopy cleaning. The expenditure was above budget.

- **Electrical Repairs** **£80.00**

The expenditure relates to some minor electrical investigation works. It was under budget.

- **Drain Maintenance** **£950.00**

The expenditure relates to the annual flush through of the drains, together with some essential unbudgeted pipework repairs. The total expenditure was above budget.

- **Electricity Supply** **£7,415.07**

The expenditure relates to the cost of the electricity supply to the common areas. The expenditure was above budget.

- **Telephone** **£332.32**

The expenditure is for the phone line at the Centre that is used for alarm monitoring and for the caretaker to liaise with the Managing Agents and contractors. The expenditure came in marginally below budget.

- **Fire Prevention** **£8,266.13**

The expenditure relates to the annual cost for weekly fire alarm testing, emergency light testing, fire alarm drills, testing of the fire extinguishers, dry riser testing and sprinkler maintenance. Overall the expenditure was below budget.

- **Health and Safety** **£0.00**

The cost heading was for the completion of a health and safety audit. No expenditure was incurred.

- **Audit Fees** **£400.00**

The heading is for an independent accountant to certify the service charge expenditure for the year. The cost is as budgeted.

- **Management Fee** **£12,128.00**

This figure represents the costs incurred for the management of the property and administration of the service charge, including periodic inspections. The RICS Service Charge Code of Practice recommends that this be a fixed fee, subject to annual review or indexation. The cost is in line with the budget.



- **Facilities Management** **£1,333.00**

The expenditure relates to the fee for the Facilities Manager to organise and supervise the service charge contracts, maintenance works and ensure statutory compliance. The cost is in line with the budget.

Total

Schedule 4 **£40,786.52**

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Management Surveyor

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Facilities Manager

.....
Dated
14th September 2018

.....
Dated
14th September 2018



Appendix A

Market Hall Street/Church Street, Cannock, Staffordshire WS11 1EB

Service Charge Apportionment Schedule

1st April 2017 to 31st March 2018

Address	Occupier	Floor Areas			G.I.A. Source	% Adopted			Source of Adoption
		Ground Floor	First Floor	Second Floor		Sch 1 - Phases 1&2 Market Hall Street	Sch 2 - Phase 3 Church Street	Sch 4 - All Phases	
PHASE 3									
3 & Pt 9 Church Street	G Williams/LL	0.00	0.00	267.71	267.71 Plans	0.00%	9.23%	5.81%	Floor Area
Flat 23 Church Street	Void/LL	0.00	0.00	89.44	89.44 Plans	0.00%	3.09%	1.93%	Floor Area
7 Church Street	Void	197.14	88.72	93.06	378.92 Plans	0.00%	13.07%	8.21%	Floor Area
9 Church Street	Halfrax	95.39	173.08	0.00	268.47 Plans	0.00%	9.26%	5.82%	Floor Area
1 Church Street	Boots	894.97	882.36	116.35	1893.68 Plans	0.00%	65.35%	41.05%	Lease states 72%
				TOTAL	2898.22	0.00%	100.00%		
PHASES 1&2									
Unit 1A	H Samuel	0.00	113.26	0.00	113.26 Plans	6.60%	0.00%	2.52%	Floor Area
Unit 1B & Gnd 1A	C Moulde	176.51	58.34	0.00	234.85 Plans	13.69%	0.00%	5.03%	Floor Area
2 Market Hall Street	Crawshaw	75.69	102.50	0.00	178.19 Plans	10.39%	0.00%	3.86%	Floor Area
4 Market Hall Street	Vodafone	58.56	50.88	0.00	109.44 Plans	6.38%	0.00%	2.37%	Floor Area
6 Market Hall Street	William Hill	74.99	86.20	0.00	161.19 Plans	9.40%	0.00%	3.50%	Floor Area
8 Market Hall Street	3G UK	58.52	56.28	0.00	114.80 Plans	6.69%	0.00%	2.49%	Floor Area
10 Market Hall Street	Blue Cross	57.41	57.95	0.00	115.36 Plans	6.73%	0.00%	2.50%	Floor Area
12 Market Hall Street	Sportswift	62.31	56.36	0.00	118.67 Plans	6.92%	0.00%	2.57%	Floor Area
14 Market Hall Street	Void	149.63	128.63	0.00	278.26 Plans	16.22%	0.00%	6.03%	Floor Area
16a Market Hall Street	H Samuel	84.45	84.45	0.00	168.90 Plans	4.92%	0.00%	1.83%	Floor Area
16b Market Hall Street	Void/M Ratna	58.25	0.00	0.00	58.25 Plans	3.40%	0.00%	1.26%	Floor Area
1st Fl 16 Market Hall Street	Void	0.00	148.55	0.00	148.55 Plans	8.66%	0.00%	3.22%	Floor Area
			TOTAL	1715.27		100.00%	100.00%	100.00%	
MASTER TOTAL				4613.485					



Appendix B

Market Hall Street/Church Street, Cannock

Service Charge Variance Schedule

1st April 2017 to 31st March 2018

The property is VAT registered. Figures for all Schedules shown net of VAT.

	Budget	Expenditure	Variance (£)	Variance (%)
Schedule 1 - Phases 1 & 2				
Cleaning	13,875.00	15,574.32	£ 1,699.32	12.25%
Refuse	22,200.00	25,586.32	£ 3,386.32	15.25%
Internal Building Repair	3,000.00	1,066.00	-£ 1,934.00	-64.47%
Lift Maintenance	960.00	480.00	-£ 480.00	-50.00%
Lift Repairs	5,000.00	3,750.64	-£ 1,249.36	-24.99%
Total	45,035.00	46,457.28	1,422.28	3.16%
Schedule 2 - Phase 3				
Cleaning	4,625.00	5,191.43	£ 566.43	12.25%
Total	4,625.00	5,191.43	566.43	12.25%
Schedule 4 - All Phase				
External Building Repair	5,000.00	9,882.00	4,882.00	97.64%
Electrical Repairs	600.00	80.00	-520.00	-86.67%
Drain Maintenance	500.00	950.00	450.00	90.00%
Electricity Supply	5,200.00	7,415.07	2,215.07	42.60%
Telephone	350.00	332.32	-17.68	-5.05%
Fire Prevention	9,250.00	8,266.13	-983.87	-10.64%
Health & Safety	900.00	-	-900.00	-100.00%
Audit Fees	400.00	400.00	0.00	0.00%
Management Fees	12,128.00	12,128.00	0.00	0.00%
Facilities Management	1,333.00	1,333.00	0.00	0.00%
Total	35,661.00	40,786.52	5,125.52	14.37%
Grand Total	85,321.00	92,435.23	7,114.23	8.34%