



JOHNSON FELLOWS

Newhall Street/Charlotte Street

Birmingham

B3 1SW

Service Charge Budget Report

1st January 2026 to

31st December 2026

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Introduction

This report has been produced by Johnson Fellows on behalf of the Management Company, Newhall Management Limited.

The Property

The property comprises a secure car park serving six self-contained office buildings on the corner of Newhall Street and Charlotte Street.

The communal areas to which the service charge relates comprise of a vehicle entrance from Charlotte Street, rear car park and associated service areas including a bin store.

The fabric of the office buildings including the roofs and external facades is the responsibility of the owners to maintain.

There are no internal common parts, or communal areas to the front of the buildings.

Voids & Concessions

The responsibility for service charge in respect of void accommodation or any concessions rests with the building owners.

VAT

The property is not elected for 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. Therefore, the service charge is not credited with any interest, neither are any bank charges allocated to the service charge.

Reserve Fund

It was agreed at the 2014 AGM the Reserve Fund was at an adequate level. During this service charge year, no further payments are being made into this fund.

Service Charge Objectives

The object of this budget report is to provide clear explanation of the planned service charge expenditure on a not for profit/not for loss basis. It is also to promote clarity and transparency and to allow the leaseholders to budget accurately for the forthcoming year.

We encourage stakeholders to provide comments on the format and/or the information contained in this report which would assist in the report being improved for the benefit of all concerned. We would also welcome constructive feedback on the communal services provided at the property.



As Managing Agents, Johnson Fellows aim to provide a high-quality management service to provide a well-maintained environment and delivering value for money for the service charge expenditure.

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

Management Team

Facilities Manager:

Robert Scott
Johnson Fellows, 180 Newhall Street, Birmingham, B3 1SJ
Direct Dial: 0121 234 0409
Mobile: 07786 072 755
Email: robert.scott@johnsonfellows.co.uk

Robert Scott is responsible for the repair and maintenance of the property and statutory compliance.

Management Surveyor:

Maria Lazenbury
Johnson Fellows, 180 Newhall Street, Birmingham, B3 1SJ
Direct Dial: 0121 234 0454
Mobile: 07884 352576
Email: maria.lazenbury@johnsonfellows.co.uk

Maria Lazenbury is responsible for the overall management of the property.

Service Charge Accountant:

Kiesha Gregory
Client Accounts
Johnson Fellows, Charter House, 163 Newhall Street, Birmingham, B3 1SW
Direct Dial: 0121 234 0405
Email: Kiesha.gregory@johnsonfellows.co.uk

Kiesha Gregory is the client accountant responsible for this property.

Johnson Fellows, 180 Newhall Street, Birmingham, B3 1SJ



Service Charge Apportionment

The service charge expenditure is allocated to a single schedule.

All expenditure relates to the external common parts and for services which benefit all tenants.

The service charge apportionment percentages are based on the shareholdings in the Management Company of the long leasehold owners of the individual units.

An apportionment schedule for the property is attached at Appendix A.

Budget Commentary

SCHEDULE 1

All figures are shown inclusive of VAT.

- **Pest Control** **£800**

This budget cost is for the contracted cost for replenishing of bait boxes around the car park and to include a provision for ad hoc visits to address any pest related issues as required. This heading has increased based on actual expenditure incurred within the last financial year.

- **Refuse Collection** **£6,000**

Contracted provision of 2 refuse bins with 3 collections per week with a small contingency for additional removals needed. The contingency cost has been reduced based on actual expenditure incurred within the last financial year.

- **Car Park Maintenance/Gritting** **£1,500**

Budgeted cost for gritting the car park, in addition to any ad hoc maintenance items that may be required.

- **Drain Maintenance** **£400**

Budgeted cost for an annual flush out of the communal drains as required.

- **External Maintenance** **£3,750**

This heading provides for the contracted cost for regular maintenance of car parking and landscaped areas and includes a contingency for any high-level pruning that may be required. This heading has been increased to reflect a provisional sum for repairs required to the car park railings.

- **Entrance Gate Maintenance** **£2,000**

This heading provides for the maintenance of entrance gate as required.

- **Electricity** **£800**

This is for the provision of the electricity supply that serves the car park gates and external lighting via a newly installed sub-meter.

- **Health & Safety** **£500**

This heading is for the provision of a health and safety audit for the site.

- **Insurance** **£500**

This is the total premium for public liability and Directors liability insurance cover in respect of the common parts of the property based on the previous year's premium.

- **Accountancy Fees** **£1,200**

The fee for Chartered Accountants to complete the Management Company year-end accounts.

- **Management Fee** **£3,710**

The management fee for the administration of the service charge and day to day management of the property. It is a fixed fee indexed linked annually to RPI.

Total

Schedule 1 **£21,160**



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Management Surveyor



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Facilities Manager

Appendix A

Newhall Street/Charlotte Street, Birmingham B3 1SW

Service Charge Apportionment Schedule

Unit	Percentage
Unit A	10.20%
Unit B	14.70%
Unit C	14.70%
Unit D	12.80%
Unit E	26.20%
Unit F	21.40%
Total	100.00%

The service charge apportionment percentages are based on the shareholdings in the Management Company of the long leasehold owners of the individual units

Appendix B

Newhall Street/Charlotte Street, Birmingham B3 1SW

Service Charge Variance Schedule

1st January 2026 to 31st December 2026

The property is not VAT registered. Figures for Schedule 1 shown inclusive of VAT.

Service Charge Item	Schedule	Budget 2025	Budget 2026	Budget v Budget Variance %
Pest Control	1	£ 380	£ 800	110.53
Refuse Collection	1	£ 8,500	£ 6,000	-29.41
Car Park Maintenance	1	£ 1,500	£ 1,500	0.00
Drain Maintenance	1	£ 400	£ 400	0.00
External Maintenance	1	£ 2,500	£ 3,750	50.00
Entrance Gate Maintenance	1	£ 2,000	£ 2,000	0.00
Electricity	1	£ 800	£ 800	0.00
Health & Safety	1	£ 500	£ 500	0.00
Insurance	1	£ 500	£ 500	0.00
Accountancy Fees	1	£ 1,200	£ 1,200	0.00
Management Fees	1	£ 3,550	£ 3,710	4.51
		£21,830	£21,160	-3.07