



**OYO Business Units**

**Park Lane**

**Castle Vale**

**Birmingham**

**B35 6AN**

**Service Charge Budget Report**

**1<sup>st</sup> January 2021 to**

**31<sup>st</sup> December 2021**



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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 Management Company, OYO Land Management (Castle Vale) Limited. It is intended to provide details of the planned expenditure for the service charge period 1<sup>st</sup> January 2021 to 31<sup>st</sup> December 2021.

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 Practice Standards; Service Charges in Commercial Property; 3rd Edition, Code of Practice.

## **The Property**

The property is located on Park Lane, Castle Vale, 6 miles northeast of Birmingham City Centre. Junction 5 of the M6 is 1 mile to the south. Junction 1 of the M6 Toll Road and Junction 9 of the M42 are 4 miles to the east. Direct access to the City Centre is via the A38.

OYO Business Units comprises an estate of 31 industrial units on a secure site. The units are arranged in 5 blocks and are of varying sizes.

The communal parts of the site broadly include the entrance gates, estate road, landscaped areas and all car parking, including that exclusively allocated to the occupiers. The roofs and associated rainwater goods are demised to the individual units.

## **Voids and Concessions**

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

## **VAT**

The property is elected for VAT, consequently the expenditure stated within this report is 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.



### **Reserve Fund**

There is no Reserve Fund.

### **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 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.



## **Management Team**

### Management Surveyor:

George Brittain  
Johnson Fellows, Charter House, 163 Newhall Street, Birmingham, B3 1SW  
Direct Dial: 0121 234 0462  
Mobile: 07887 745 635  
Email: [George.brittain@johnsonfellows.co.uk](mailto:George.brittain@johnsonfellows.co.uk)

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

### 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](mailto:chris.monteith@johnsonfellows.co.uk)

Chris Monteith is responsible for the repair and maintenance of the property and statutory compliance.

### 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](mailto:rebecca.glover@johnsonfellows.co.uk)

Rebecca Glover is the client accountant responsible for this property.



### **Service Charge Apportionment**

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

The service charge expenditure is contained under a single schedule that all occupiers contribute towards, reflecting the benefit of the services provided.

The apportionment percentages are calculated based on the gross internal floor area of the individual units.



## **Budget Commentary**

### ***SCHEDULE 1 – All Occupiers***

***All figures are shown net of VAT***

- **External Cleaning** **£250.00**

The cost heading provides a contingency sum for the removal of any fly tipping at the site. This has been significantly reduced for the new year following the clearance of the bin stores.

- **Boundary Maintenance** **£500.00**

The budget allows for any ad-hoc repairs to the boundary fencing. It has been maintained at the same level.

- **Drain Maintenance** **£6,000.00**

The budget provides for the annual cleaning of the communal drainage channels. An additional charge has been added for the year for the cleaning out of the drain oil interceptor, and complete flush of system, due to drainage issues across the site.

- **Landscaping** **£2,880.00**

The cost heading is for the monthly attendance to maintain the landscaped areas of the estate, including weed control, grass cutting, shrub maintenance, winter leaf collecting and litter picking. Included in the budget is a one off high level prune to the vegetation to the rear fire escape routes. It has been maintained at the same level.

- **Road Maintenance** **£2,250.00**

The budget provides for any repairs required to the estate road.

- **Electricity Supply** **£800.00**

The cost heading is for the electricity supply to the common areas, including the lighting, automatic gate and CCTV. It has increased to reflect actual expenditure in the previous year.

- **Mechanical & Electrical** **£2,000.00**

The budget cost is for the annual service of the automatic gate and CCTV equipment. It also includes a sum for maintenance works required following a maintenance survey of the gate.



- **Gritting** **£1,000.00**

The budget allows for gritting and snow clearance to the communal areas of the estate. The cost has increased to reflect expenditure from the previous period

- **Signage** **£100.00**

The heading allows for updates to the tenant sign boards as required. It has been maintained at the same level.

- **Health & Safety** **£400.00**

The budget cost will allow for completion of the annual Health & Safety Audit for the communal areas.

- **Insurance** **£5,114.00**

The cost heading is for the annual buildings insurance premium, which is paid for through the service charge.

- **Audit Fee** **£350.00**

The RICS Service Charge Code of Practice states that service charge accounts are to be independently certified on an annual basis. This cost covers the fee raised by the Accountants for certifying the year end service charge accounts.

- **Professional Fee** **£800.00**

The cost heading is for the secretarial and accounting services of the Management Company.

- **Facilities Management** **£533.00**

The budget cost is for the Facilities Manager to organise and supervise the service charge contracts, maintenance works and ensure legislative compliance. The fee has been increased for the current year in line with the Retail Price Index.

- **Management Fee** **£5,548.00**

The figure represents the costs incurred for the management of the property and the administration of the service charge, including periodic inspections. The RICS Service Charge Code of Practice recommends that this be a fixed fee. The fee has been increased for the current year in line with the Retail Price Index.



**Total**

**Schedule 1**

**£28,52500**

A handwritten signature in black ink, appearing to read 'A. Lantini', written in a cursive style.

A handwritten signature in blue ink, appearing to read 'A. Lantini', written in a cursive style.

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Facilities Manager

Associate Partner



Appendix A

**OYO Business Units, Park Lane, Castle Vale, Birmingham**

**Service Charge Apportionment Schedule**

<b>Unit</b>	<b>Schedule</b>	<b>Area Sq Ft</b>	<b>Apportionment</b>
A1	1	2,476	3.66%
A2	1	2,691	3.97%
A3	1	2,691	3.97%
B1	1	1,201	1.78%
B2	1	1,201	1.78%
B3	1	1,201	1.78%
B4	1	1,201	1.78%
B5	1	1,201	1.78%
B6	1	1,201	1.78%
B7	1	1,201	1.78%
B8	1	1,201	1.78%
B9	1	1,201	1.78%
B10	1	1,201	1.78%
B11	1	1,201	1.78%
C1	1	1,665	2.46%
C2	1	1,665	2.46%
C3	1	1,665	2.46%
C4	1	1,665	2.46%
C5	1	1,665	2.46%
C6	1	1,732	2.56%
C7	1	1,732	2.56%
C8	1	1,732	2.56%
C9	1	1,732	2.56%
C10	1	1,732	2.56%
C11	1	1,732	2.56%
D1	1	1,873	2.77%
D2	1	1,873	2.77%
D3	1	1,873	2.77%
E1	1	7,405	10.95%
E2	1	7,405	10.95%
E3	1	7,405	10.95%
<b>Total</b>		<b>67,620</b>	<b>100.00%</b>



## Appendix B

### OYO Business Units, Park Lane, Castle Vale, Birmingham

### Service Charge Variance Schedule

### 1st January 2021 to 31st December 2021

The property is VAT registered. Figures for Schedule 1 shown net of VAT.

Service Charge Item	Schedule	Budget 2020	Budget 2021	Budget v Budget Variance £
External Cleaning	1	£ 250.00	£ 250.00	£ -
Boundary Maintenance	1	£ 500.00	£ 500.00	£ -
Drain Maintenance	1	£ 1,000.00	£ 6,000.00	£ 5,000.00
Landscaping	1	£ 2,880.00	£ 2,880.00	£ -
Road Maintenance	1	£ 2,250.00	£ 2,250.00	£ -
Gritting	1	£ 500.00	£ 1,000.00	£ 500.00
Electricity Supply	1	£ 400.00	£ 800.00	£ 400.00
Mechanical & Electrical	1	£ 1,000.00	£ 2,000.00	£ 1,000.00
Security Equipment	1	£ -	£ -	£ -
Health & Safety	1	£ 400.00	£ 400.00	£ -
Signage	1	£ 100.00	£ 100.00	£ -
Insurance	1	£ 4,250.00	£ 5,114.00	£ 864.00
Audi Fee	1	£ 350.00	£ 350.00	£ -
Management Fee	1	£ 5,486.00	£ 5,548.00	£ 62.00
Professional Fee	1	£ 800.00	£ 800.00	£ -
Facilities Management	1	£ 527.00	£ 533.00	£ 6.00
<b>Total</b>		<b>£ 20,693.00</b>	<b>£ 28,525.00</b>	<b>£ 7,832.00</b>