



61/77 High Street

Harborne

Birmingham

B17 9NS

Service Charge Budget Report

26th March 2026 - 25th March 2027

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Introduction

This service charge budget report is intended to provide details of the planned expenditure for the service charge year commencing 26th March 2026 – 25th March 2027.

The service charge is established as provided for in the leases for the upkeep of the common parts of the property.

The Property

The property is located on Harborne High Street and comprises nine retail units, with first and second floor accommodation, the majority of which is residential, accessed from the rear car park adjoining St Johns Road. However, three of the units use the upper floors for ancillary commercial purposes, with access from the ground floor units.

The car park to the rear is held under separate ownership. Historically it was agreed that the Management Company will contribute towards its repair and maintenance costs when required.

The communal services provided for the property consist of items such as pest control and electricity for the communal lighting. There is also a small forecourt area fronting St Johns Road, which is repaired and maintained via the service charge. Although the roof and balconies are the responsibility of the individual long leaseholders, by common agreement they are also repaired and maintained via the service charge. This does not include the rear extensions which remain the responsibility of each individual long leaseholder.

Service Charge Objectives

The object of this budget report is to provide explanation of the planned service charge expenditure on a not for profit/not for loss basis.

As Managing Agents, Johnson Fellows aim to provide a quality management service in order 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 professional statement 2nd edition.

Voids and Concessions

The service charge for any void lettable units or attributable to any service charge concessions is the responsibility of the Landlord.

VAT

The property is not elected for VAT, consequently the expenditure stated within this report is gross 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. Consequently, the service charge is not credited with any interest, neither are any bank charges allocated to the service charge.

Reserve Fund

There is no reserve fund in place for this service charge year.

Service Charge Apportionment

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

Schedule One All Long Leaseholders

Schedule Two All Long Leaseholders, except 61 High Street

There are two separate schedules as Central Midland Estates, the long leaseholder of 61 High Street, is responsible for their own building's insurance and for the repair and maintenance of their front and rear roof/canopy areas under the terms of their lease. Therefore, they do not contribute towards the building's insurance, or any repairs and maintenance associated with the communal front and rear roof/canopies.

Shared costs for items such as Management and Auditors Fees have been apportioned between the schedules.

Management Team

Facilities Manager:

Robert Scott
Johnson Fellows, Charter House, 180 Newhall Street, Birmingham, B3 1SJ
Mobile: 07540 732 602
Email: robert.scott@johnsonfellows.co.uk

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

Assistant Property Manager:

Narinder Sira
Johnson Fellows, Charter House, 180 Newhall Street, Birmingham, B3 1SJ
Email: narinder.sira@johnsonfellows.co.uk

Narinder Sira assists with the management of the building, including the administration and collection of the service charge.

Management Surveyor:

Angela Lindop
Johnson Fellows, Charter House, 180 Newhall Street, Birmingham, B3 1SJ
Email: angela.lindop@johnsonfellows.co.uk

Angela Lindop is responsible for the overall management of the property.

Service Charge Accountant:

Kiesha Gregory
Client Accounts
Johnson Fellows, Charter House, 180 Newhall Street, Birmingham, B3 1SJ
Email: kiesha.gregory@johnsonfellows.co.uk

Kiesha Gregory is the client accountant responsible for this property.

Budget Commentary

SCHEDULE 1 – Contributions by all units

All figures are shown gross of VAT.

- **Management Fee** **£1,929**

The fee to manage the property and administer the service charge, which is a fixed fee indexed linked annually to the Retail Price Index (RPI). The total fee of £9643 has been split between both schedules with 20% applied to Schedule 1 (£1929) and 80% applied to Schedule 2 (£7,714).

- **Audit Fee** **£90**

This is the estimated cost of the independent audit of the service charge accounts. The accountants fee for certifying the service charge year end has been split between both schedules, with 20% applied to Schedule 1 and 80% applied to Schedule 2. The budget figure has been held for 2026/27.

- **Pest Control** **£480**

The estimated cost of the quarterly annual pest control contract for the external rear areas. This figure is based on the actual expenditure during the previous service charge year. Cost has increased by £26 per annum and reflects the current contractor costs.

- **Car Park Maintenance** **£450**

This estimated cost includes a contingency sum for a potential maintenance contribution towards the rear service yard and car park that may be levied by the car park owner. The budgeted allowance has been increased marginally to reflect market conditions and contractor cost inflation.

- **Building Repair** **£1,200**

The estimated budget contingency for any external repairs that all long leaseholders maintain a responsibility for. This will predominantly cover the forecourt area fronting St Johns Road. The budgeted allowance has been increased marginally to reflect market conditions and contractor cost inflation.

Total

Schedule 1

£4,149.

SCHEDULE 2 – Contributions by all units except 61 High Street

All figures are shown gross of VAT.

- **Management Fee** **£7,714**

The fee to manage the property and administer the service charge, which is a fixed fee indexed linked annually to the Retail Price Index (RPI). The total fee of £9643 has been split between both schedules with 20% applied to Schedule 1 (£1929) and 80% applied to Schedule 2 (£7,714).

- **Audit Fee** **£360**

This is the estimated cost of the independent audit of the service charge accounts. The accountants fee for certifying the service charge year end has been split between both schedules, with 20% applied to Schedule 1 and 80% applied to Schedule 2. The budget figure has been held for 2026/27.

- **Health & Safety** **£630**

The estimated cost of any general risk assessment (GRA) required in the budget year. The audit identifies any risks, or potential matters relating to the health and safety of the managed areas. Budgeted cost has been increased for 2026/2027 to reflect increased inflationary prices by contractors.

- **Electricity Supply** **£858**

This estimated cost heading provides for the anticipated cost of the electricity consumption over the coming year. Budgeted cost held at previous service charge year level.

- **Building Repair** **£1,200**

The cost heading provides for any external repairs that are required to the communal areas. Applicable remedial works advised from the general health and safety risk assessments will be accounted for under this cost heading. The budget has been increased marginally to reflect market conditions and contractor cost inflation.

- **Roof Maintenance** **£1,000**

This is a contingency sum for any unexpected costs required to the roof. The budget has been increased to reflect market conditions and contractor cost inflation.

- **Electrical Repair** **£1,000**

This is an estimated contingency sum for any electrical repairs or replacement bulbs that may be required during the service charge year.

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- **Insurance** **£7,100**

This estimated cost heading is for the annual building's insurance renewal. The budget has increased based on the latest premium cost for the period September 2025 – September 2026. This trend of increased premiums is indicative of various factors such as changes in risk assessments, claims, and overall market conditions.

Total

Schedule 2

£19,862

Schedule 1 Total: £4,149

Schedule 3 Total: £19,862

Total Budget: £24,011



Management Surveyor



Facilities Manager

Appendix A

61/77 High Street Harborne Birmingham (00343)

Service Charge Unit Percentages

Recovery Group = sc

Reconciliation Period = 26/03/2026-25/03/2027

*Amounts in gbp

Unit	Tenant	Days	Schedule 1	Schedule 2
0001	Central Midlands Estates Ltd	365.00	41.0000	0.0000
0002	DKB Limited	365.00	4.0000	6.6500
0003	DKB Limited	365.00	4.0000	6.6500
0004	H Rowley (Holdings) Limited	365.00	3.0000	7.9000
0005	H Rowley (Holdings) Limited	365.00	3.0000	7.9000
0006	Crevato Properties Limited	365.00	5.0000	6.6500
0007	Crevato Properties Limited	365.00	5.0000	6.6500
0008	Michelle & Co Catering Ltd	365.00	3.0000	5.4000
0009	Michelle & Co Catering Ltd	365.00	3.0000	5.4000
0010	Adrian Philip Taylor & Terence Marshall	365.00	4.0000	5.4000
0011	Adrian Philip Taylor & Terence Marshall	365.00	4.0000	5.4000
0012	Maliks Property Ltd	365.00	4.0000	6.6500
0013	Maliks Property Ltd	365.00	4.0000	6.6500
0014	Wyndley Homes Ltd	365.00	2.5000	5.6700
0015	Wyndley Homes Ltd	365.00	2.5000	5.6700
0016	Wyndley Homes Ltd	365.00	8.0000	11.3600
Total			100.0000	100.0000

Appendix B

61/77 High Street Harborne Birmingham (00343)

Service Charge Budget Comparison

Recovery Group = sc

Reconciliation Period = 26/03/2026-25/03/2027

*Amounts in gbp

Code	Description	Budget YE (03/2026)	Budget YE (03/2025)	Variance (£)	%
1	Schedule 1				
5100-0101	Management Fee	1,929.00	1,852.00	77.00	4.1577
5100-0203	S/C Audit Fees	90.00	90.00	0.00	0.0000
5300-1007	Pest control	480.00	454.00	26.00	5.7269
5400-1505	Car Park Maintenance	450.00	350.00	100.00	28.5714
5400-1530	Building Repair	1,200.00	1,000.00	200.00	20.0000
	Schedule Total	4,149.00	3,746.00	403.00	10.7581
2	Schedule 2				
5100-0101	Management Fee	7,714.00	7,404.00	310.00	4.1869
5100-0203	S/C Audit Fees	360.00	360.00	0.00	0.0000
5100-0402	Health & Safety	630.00	500.00	130.00	26.0000
5200-0501	Electricity	858.00	858.00	0.00	0.0000
5400-1530	Building Repair	1,200.00	1,000.00	200.00	20.0000
5400-1531	Roof Maintenance	1,000.00	500.00	500.00	100.0000
5400-1535	Electrical Repair	1,000.00	1,000.00	0.00	0.0000
5600-1901	Building Insurance	7,100.00	6,921.00	179.00	2.5863
	Schedule Total	19,862.00	18,543.00	1,319.00	7.1132
	Total	24,011.00	22,289.00	1,722.00	7.7258