



**JOHNSON FELLOWS**  
CHARTERED SURVEYORS

Walter Tull Way,  
Sixfields,  
Northampton,  
NN9 5QJ

**Service Charge Budget Report**

**25<sup>th</sup> March 2025 to**

**24<sup>th</sup> March 2026**



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





## **Introduction**

Johnson Fellows are appointed by AC Lloyd (Asset Management) Ltd to manage the communal areas and services of the property following their purchase of the property in February 2025.

This is the first service charge budget since the landlord acquire the property. A service charge is required to maintain the communal structures, services, and areas.

The service charge budget report provides details of the planned expenditure for the forthcoming service charge year.

## **The Property**

The property comprises of two restaurant units, both benefit from external seating, plant and refuse areas.

Between the two units is an access road to the customer car parking with disabled parking provided for both units. The units and parking areas are set within communal soft landscaping.

The structure and external parts of the building, exclusive plant and refuse areas are demised to the tenants and do not form part of the common parts. Each tenant has allocated external seating areas for which they are responsible to keep clean.

## **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 Landlord has elected the property for VAT.

The service charge has VAT charged at the standard rate.

## **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**

A reserve fund is not established.

## **Service Charge Objectives**

The object of this 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 leaseholders 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 seeks to provide a high-quality management service to deliver a well-maintained environment with value for money for the service charge expenditure.

The service charge is administered having regard to the RICS professional statement, Service Charges in Commercial Property, 1<sup>st</sup> Edition.

### **Management Team**

#### Facilities Manager:

Robert Scott  
Johnson Fellows, Charter House, 163 Newhall Street, Birmingham, B3 1SW  
Direct Dial: 0121 234 0407  
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.

#### Management Surveyor:

Neil Wetherell  
Johnson Fellows, Charter House, 163 Newhall Street, Birmingham, B3 1SW  
Direct Dial: 0121 234 0406  
Mobile: 07836 313 914  
Email: neil.wetherell@johnsonfellows.co.uk

Neil Wetherell is responsible for the overall management of the property.

### **Service Charge Apportionment**

The service charge operates for the whole property as defined in the lease documents. Appendix A, Service Charge Apportionment details the apportionment percentages for each lessee.

### **Budget Commentary**

#### ***SCHEDULE 1 – General***

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

- **Management Fee** **£2,000**

This figure represents the fee to manage the common parts and administer the service charge. It is a fixed fee indexed linked annually to RPI.

- **S/Charge Audit Fees** **£500**



This budget provides for external accountants to certify the service charge.

- **Facilities Manager** **£1,500**

The figure represents the facilities managers fee to administer the maintenance contracts and organise the repair and maintenance of the common parts. It is a fixed fee is indexed linked annually to RPI.

- **Landlords risk assessments, audits & reviews** **£500**

The budget for the annual health and safety audit of the common parts of the property.

- **Electricity** **£3,000**

The budget for electricity serving the lighting to the common parts.

We are aware that there is no landlord's electricity supply, so the lighting feeds from the tenant supplies. The electricity supply arrangements are being investigated to determine the future budget and apportionment.

- **External Cleaning** **£2,500**

The contract cost for the cleaning of the external communal areas.

- **External Landscaping** **£3,000**

The contract cost for the maintenance of the soft landscaping.

- **Snow Clearance/ Gritting** **£3,000**

The budget for the gritting of the front car park and pedestrian walkways.

- **Drainage** **£1,000**

Annual flush and maintenance of the communal drains.

- **Electrical Maintenance** **£12,000**

Pre-contract enquiries confirmed that the car park lighting is defective. Investigations are being undertaken, and the budget reflects initial costs inherited from Wagamama's contractor.

- **External Repairs & Maintenance** **£3,000**

Works have been identified from an initial inspection of the property which are reflected in the budget.

- **Interest** **£0**

Interest paid for late payment of the service charge will be credited to the service charge.

**Total**

**Schedule 1** **£31,500**



Please note this budget is net of VAT at 20%.

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Management Surveyor

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Facilities Manager



**Appendix A**

Walter Tull Way, Sixfields, Northampton (p0000198)

**Service Charge Unit Percentages**

Recovery Group = sc

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

\*Amounts in gbp

<b>Unit</b>	<b>Tenant</b>	<b>Days</b>	<b>Schedule 1</b>
0001	<b>Nando's Chickenland Ltd</b>	365.00	45.00%
0002	<b>Wagamama Ltd</b>	365.00	55.00%
	<b>Total</b>		<b>100.00%</b>



## Appendix B

Walter Tull Way, Sixfields, Northampton (p0000198)

### Service Charge Budget Comparison

Recovery Group = sc

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

\*Amounts in gbp

Code	Description	Actual (03/2025)	Budget (03/2025)	Budget (3/2026)	Variance	%
<b>1</b>	<b>Schedule 1</b>					
5100-0101	Management Fee	0.00	0.00	2,000.00	2,000.00	N/A
5100-0203	S/C Audit Fees	0.00	0.00	500.00	500.00	N/A
5100-0302	Helpdesk	0.00	0.00	0.00	0.00	N/A
5100-0309	Facilities Manager	0.00	0.00	1,500.00	1,500.00	N/A
5100-0401	Landlords risk assessments, audits & reviews	0.00	0.00	500.00	500.00	N/A
5200-0501	Electricity	0.00	0.00	3,000.00	3,000.00	N/A
5300-1002	External Cleaning	0.00	0.00	2,500.00	2,500.00	N/A
5300-1009	External Landscaping	0.00	0.00	2,500.00	3,000.00	N/A
5300-1010	Snow clearance / Gritting	0.00	0.00	3,000.00	3,000.00	N/A
5300-1016	Drainage	0.00	0.00	1,000.00	1,000.00	N/A
5400-1207	Electrical Maintenance	0.00	0.00	12,000.00	12,000.00	N/A
5400-1502	External Repairs and maintenance	0.00	0.00	3,000.00	3,000.00	N/A
5500-1601	Interest	0.00	0.00	0.00	0.00	N/A
	<b>Schedule Total</b>	<b>0.00</b>	<b>0.00</b>	<b>31,500.00</b>	<b>31,500.00</b>	<b>N/A</b>