



JOHNSON FELLOWS

**Walter Tull Way,
Sixfields,
Northampton,
NN9 5QJ**

**Service Charge Budget Report
25th March 2026 to
24th March 2027**

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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.

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, 2nd Edition.

Management Team

Facilities Manager:

Robert Scott

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

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:

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 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** **£2,090**

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** **£1,568**

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** **£2,000**

This budget provides for the annual health and safety audit of the common estate areas of the property. It also includes a provisional sum to undertake an appropriate environmental risk assessment given the historical use of the site.

- **Electricity** **£0**

There is no longer provision for this heading as the supply of electricity to the external lighting is split between both tenants and invoiced directly by the appropriate supplier.

- **External Cleaning** **£0**

The costs associated with this heading have been amalgamated into the external landscaping heading as they are currently undertaken under one combined contract.

- **External Landscaping** **£6,000**

The contract cost for the maintenance of the soft landscaping and the cleaning of the external areas.



- **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** **£8,000**

Works were undertaken in 2025/2026 in respect of the car park lighting. A further provision has been made for any further investigations and or works that may be required to ensure the adequate provision for the benefit of the site.

- **External Repairs & Maintenance** **£6,000**

Some works to uneven areas of the car park and kerbing have been identified following recent inspections. This provision is for further investigations and remedials to be undertaken as appropriate.

- **Pest Control** **£1,500**

This is new heading as additional pest controls have been introduced to the overall site areas independent of the tenant's own provisions. This is to address increase rodent activity within the general locality. The provision comprises monthly attendance to 20 bait stations located around site.

- **Interest** **£0**

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

Total

Schedule 1 **£31,658**

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

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Management Surveyor

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Facilities Manager



Walter Tull Way, Sixfields, Northampton (p0000198)

Service Charge Unit Percentages

Recovery Group = sc

Reconciliation Period = 25/03/2026-24/03/2027

*Amounts in gbp

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



Appendix B

Walter Tull Way, Sixfields, Northampton (p0000198)

Service Charge Budget Comparison

Recovery Group = sc

Reconciliation Period = 25/03/2026-24/03/2027

*Amounts in gbp

Code	Description	Budget (3/2026)	Budget (3/2027)	Variance	%
1	Schedule 1				
5100-0101	Management Fee	2,000.00	2,090	90.07	4.50%
5100-0203	S/C Audit Fees	500.00	500.00	0.00	0.00%
5100-0309	Facilities Manager	1,500.00	1,568	67.55	4.50%
5100-0401	Landlords risk assessments, audits & reviews	500.00	2,000.00	1,500.00	300.00%
5200-0501	Electricity	3,000.00	0.00	-3,000.00	-100.00%
5300-1002	External Cleaning	2,500.00	0.00	-2,500.00	-100.00%
5300-1009	External Landscaping	2,500.00	6,000.00	3,500.00	140.00%
5300-1010	Snow clearance / Gritting	3,000.00	3,000.00	0.00	0.00%
5300-1016	Drainage	1,000.00	1,000.00	0.00	0.00%
5400-1207	Electrical Maintenance	12,000.00	8,000.00	-4,000.00	-33.33%
5400-1502	External Repairs and maintenance	3,000.00	6,000.00	3,000.00	100.00%
5300-1007	Pest Control	0.00	1,500.00	0.00	0.00
5500-1601	Interest	0.00	0.00	0.00	0.00
	Schedule Total	31,500.00	31,658		1%