

SERVICE CHARGE CERTIFICATE



Acting as Agents for:

Olton Bridge (Warwick Road) Ltd
 C/O Wiggins Locket Thompson Ltd
 Unit 4 Olton Bridge
 245 Warwick Road
 Solihull
 West Midlands B92 7AH

Johnson Fellows

Charter House
 163 Newhall Street
 Birmingham B3 1SW
 Tel: 0121-643 9337
 Fax: 0121-643 6407

To:

Chastanet Property Holdings Ltd
 21 Woodberry Road
 Wickford
 Essex SS11 8XQ
 For the attention of: Mrs A Wright

Date	01/02/2022
Period Covered	01/01/2020 to 31/12/2020
Lease Ref	004378

Premises: Unit 1 Olton Bridge 245 Warwick Road Olton Solihull

Expenditure Type	%	Adjusted %	Total Expenditure	Your Proportion
Schedule 2 - Residential 56.14%				
Cleaning (S/C) Schedule 2 - Residential 42.73	26.0950		2,498.16	651.89
Electrical Repair (S/C) Schedule 2 - Residential 42.73	26.0950		1,242.92	324.34
Landscape - External (S/C) Schedule 2 - Residential 42.73	26.0950		619.38	161.63
Repairs - External (S/C) Schedule 2 - Residential 42.73	26.0950		1,437.18	375.03
Electricity Supply (S/C) Schedule 2 - Residential 42.73	26.0950		448.18	116.95
Insurance (S/C) Schedule 2 - Residential 42.73	26.0950		107.04	27.93
Audit Fees (S/C) Schedule 2 - Residential 42.73	26.0950		1,557.25	406.36
Management Fees (S/C) Schedule 2 - Residential 42.73	26.0950		2,346.13	612.22
Facilities Management (S/C) Schedule 2 - Residential 42.73	26.0950		505.24	131.84
Schedule 2 - Residential 56.14% Total			10,761.48	2,808.19
Grand Total			10,761.48	
Total attributable to lease/licence				2,808.19
Less demanded on account				2,808.24
BALANCE/CREDIT DUE				-0.05

Certified by Surveyor/Accountant on behalf of the Landlord

Signed

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Acting as Agents for:

Olton Bridge (Warwick Road) Ltd
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 Unit 4 Olton Bridge
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 Solihull
 West Midlands B92 7AH

Johnson Fellows

Charter House
 163 Newhall Street
 Birmingham B3 1SW
 Tel: 0121-643 9337
 Fax: 0121-643 6407

To:

Johnson Fellows LLP
 Charter House
 163 Newhall Street
 Birmingham B3 1SW
 For the attention of: R Glover
 For Your Clients : AJ Bell (PP) Trustees Ltd & MC Whittake

Date	01/02/2022
Period Covered	01/01/2020 to 31/12/2020
Lease Ref	PR1956/004379

Premises: Unit 2 Olton Bridge 245 Warwick Road Olton Solihull T2876

Expenditure Type	%	Adjusted %	Total Expenditure	Your Proportion
Schedule 1 - Commercial 43.86%				
Cleaning (S/C) Schedule 1 - Commercial 43.86%	31.3040		1,951.80	610.99
Refuse (S/C) Schedule 1 - Commercial 43.86%	31.3040		1,422.17	445.20
Electrical Repair (S/C) Schedule 1 - Commercial 43.86%	31.3040		1,324.98	414.77
Landscape - External (S/C) Schedule 1 - Commercial 43.86%	31.3040		478.69	149.85
Repairs - External (S/C) Schedule 1 - Commercial 43.86%	31.3040		991.24	310.30
Electricity Supply (S/C) Schedule 1 - Commercial 43.86%	31.3040		333.45	104.38
Insurance (S/C) Schedule 1 - Commercial 43.86%	31.3040		83.63	26.18
Audit Fees (S/C) Schedule 1 - Commercial 43.86%	31.3040		905.25	283.38
Management Fees (S/C) Schedule 1 - Commercial 43.86%	31.3040		1,527.47	478.16
Facilities Management (S/C) Schedule 1 - Commercial 43.86%	31.3040		328.96	102.98
Schedule 1 - Commercial 43.86% Total			9,347.64	2,926.19
Grand Total			9,347.64	
Total attributable to lease/licence				2,926.19
Less demanded on account				2,926.20
BALANCE/CREDIT DUE				-0.01

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 Solihull
 West Midlands B92 7AH

Johnson Fellows

Charter House
 163 Newhall Street
 Birmingham B3 1SW
 Tel: 0121-643 9337
 Fax: 0121-643 6407

To:

Bright Willis
 1323 Stratford Road
 Hall Green
 Birmingham
 B28 9HH
 For Your Clients : Olton Bridge Mews Management Co. Ltd

Date	01/02/2022
Period Covered	01/01/2020 to 31/12/2020
Lease Ref	004380

Premises: Unit 3 Olton Bridge 245 Warwick Road Olton Solihull

Expenditure Type	%	Adjusted %	Total Expenditure	Your Proportion
Schedule 2 - Residential 56.14%				
Cleaning (S/C) Schedule 2 - Residential 42.73	46.4550		2,498.16	1,160.52
Electrical Repair (S/C) Schedule 2 - Residential 42.73	46.4550		1,242.92	577.40
Landscape - External (S/C) Schedule 2 - Residential 42.73	46.4550		619.38	287.73
Repairs - External (S/C) Schedule 2 - Residential 42.73	46.4550		1,437.18	667.64
Electricity Supply (S/C) Schedule 2 - Residential 42.73	46.4550		448.18	208.20
Insurance (S/C) Schedule 2 - Residential 42.73	46.4550		107.04	49.73
Audit Fees (S/C) Schedule 2 - Residential 42.73	46.4550		1,557.25	723.42
Management Fees (S/C) Schedule 2 - Residential 42.73	46.4550		2,346.13	1,089.89
Facilities Management (S/C) Schedule 2 - Residential 42.73	46.4550		505.24	234.71
Schedule 2 - Residential 56.14% Total			10,761.48	4,999.24
Grand Total			10,761.48	
Total attributable to lease/licence				4,999.24
Less demanded on account				4,999.29
BALANCE/CREDIT DUE				-0.05

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Acting as Agents for:

Olton Bridge (Warwick Road) Ltd
 C/O Wiggins Lockett Thompson Ltd
 Unit 4 Olton Bridge
 245 Warwick Road
 Solihull
 West Midlands B92 7AH

Johnson Fellows

Charter House
 163 Newhall Street
 Birmingham B3 1SW
 Tel: 0121-643 9337
 Fax: 0121-643 6407

To:

Maharg Investments Ltd
 47 Farnborough Drive
 Shirley
 Solihull
 West Midlands B90 4TB
 For the attention of: Mrs C Thompson

Date	01/02/2022
Period Covered	01/01/2020 to 31/12/2020
Lease Ref	004381

Premises: Unit 4 Olton Bridge 245 Warwick Road Olton Solihull

Expenditure Type	%	Adjusted %	Total Expenditure	Your Proportion
Schedule 1 - Commercial 43.86%				
Cleaning (S/C) Schedule 1 - Commercial 43.86%	34.6330		1,951.80	675.97
Refuse (S/C) Schedule 1 - Commercial 43.86%	34.6330		1,422.17	492.54
Electrical Repair (S/C) Schedule 1 - Commercial 43.86%	34.6330		1,324.98	458.88
Landscape - External (S/C) Schedule 1 - Commercial 43.86%	34.6330		478.69	165.78
Repairs - External (S/C) Schedule 1 - Commercial 43.86%	34.6330		991.24	343.30
Electricity Supply (S/C) Schedule 1 - Commercial 43.86%	34.6330		333.45	115.48
Insurance (S/C) Schedule 1 - Commercial 43.86%	34.6330		83.63	28.96
Audit Fees (S/C) Schedule 1 - Commercial 43.86%	34.6330		905.25	313.52
Management Fees (S/C) Schedule 1 - Commercial 43.86%	34.6330		1,527.47	529.01
Facilities Management (S/C) Schedule 1 - Commercial 43.86%	34.6330		328.96	113.93
Schedule 1 - Commercial 43.86% Total			9,347.64	3,237.37
Grand Total			9,347.64	
Total attributable to lease/licence				3,237.37
Less demanded on account				3,237.39
BALANCE/CREDIT DUE				-0.02

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Olton Bridge (Warwick Road) Ltd
 C/O Wiggins Locket Thompson Ltd
 Unit 4 Olton Bridge
 245 Warwick Road
 Solihull
 West Midlands B92 7AH

Johnson Fellows

Charter House
 163 Newhall Street
 Birmingham B3 1SW
 Tel: 0121-643 9337
 Fax: 0121-643 6407

To:

Dove Property Investments Ltd
 48 Fentham Road
 Hampton In Arden
 Solihull
 West Midlands B92 0AY
 For the attention of: Mr J Oughton

Date	01/02/2022
Period Covered	01/01/2020 to 31/12/2020
Lease Ref	004382

Premises: Unit 5 Olton Bridge 245 Warwick Road Olton Solihull

Expenditure Type	%	Adjusted %	Total Expenditure	Your Proportion
Schedule 2 - Residential 56.14%				
Cleaning (S/C) Schedule 2 - Residential 42.73	27.4500		2,498.16	685.74
Electrical Repair (S/C) Schedule 2 - Residential 42.73	27.4500		1,242.92	341.18
Landscape - External (S/C) Schedule 2 - Residential 42.73	27.4500		619.38	170.02
Repairs - External (S/C) Schedule 2 - Residential 42.73	27.4500		1,437.18	394.51
Electricity Supply (S/C) Schedule 2 - Residential 42.73	27.4500		448.18	123.03
Insurance (S/C) Schedule 2 - Residential 42.73	27.4500		107.04	29.38
Audit Fees (S/C) Schedule 2 - Residential 42.73	27.4500		1,557.25	427.47
Management Fees (S/C) Schedule 2 - Residential 42.73	27.4500		2,346.13	644.01
Facilities Management (S/C) Schedule 2 - Residential 42.73	27.4500		505.24	138.69
Schedule 2 - Residential 56.14% Total			10,761.48	2,954.03
Grand Total			10,761.48	
Total attributable to lease/licence				2,954.03
Less demanded on account				2,954.05
BALANCE/CREDIT DUE				-0.02

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 Unit 4 Olton Bridge
 245 Warwick Road
 Solihull
 West Midlands B92 7AH

Johnson Fellows

Charter House
 163 Newhall Street
 Birmingham B3 1SW
 Tel: 0121-643 9337
 Fax: 0121-643 6407

To:

The Andrew Overton SIPP
 Trinity Cottage
 Church Lane
 Hornton
 Banbury
 Oxfordshire OX15 6BY
 For the attention of : Mr A Overton

Date	01/02/2022
Period Covered	01/01/2020 to 31/12/2020
Lease Ref	004383

Premises: Unit 6 Olton Bridge 245 Warwick Road Olton Solihull

Expenditure Type	%	Adjusted %	Total Expenditure	Your Proportion
Schedule 1 - Commercial 43.86%				
Cleaning (S/C) Schedule 1 - Commercial 43.86%	34.0630		1,951.80	664.84
Refuse (S/C) Schedule 1 - Commercial 43.86%	34.0630		1,422.17	484.43
Electrical Repair (S/C) Schedule 1 - Commercial 43.86%	34.0630		1,324.98	451.33
Landscape - External (S/C) Schedule 1 - Commercial 43.86%	34.0630		478.69	163.06
Repairs - External (S/C) Schedule 1 - Commercial 43.86%	34.0630		991.24	337.65
Electricity Supply (S/C) Schedule 1 - Commercial 43.86%	34.0630		333.45	113.58
Insurance (S/C) Schedule 1 - Commercial 43.86%	34.0630		83.63	28.49
Audit Fees (S/C) Schedule 1 - Commercial 43.86%	34.0630		905.25	308.36
Management Fees (S/C) Schedule 1 - Commercial 43.86%	34.0630		1,527.47	520.30
Facilities Management (S/C) Schedule 1 - Commercial 43.86%	34.0630		328.96	112.05
Schedule 1 - Commercial 43.86% Total			9,347.64	3,184.09
Grand Total			9,347.64	
Total attributable to lease/licence				3,184.09
Less demanded on account				3,184.10
BALANCE/CREDIT DUE				-0.01

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