JOHNSON FELLOWS

All Saints Square & King Street

Bedworth,

CV12 8LP

Service Charge Expenditure Report

1st January 2025 to

31st December 2025

Contents

Introduction

The Property

Voids and Concessions

VAT

Banking

Reserve Fund

Service Charge Objectives

Management Team

Service Charge Apportionment

Expenditure Commentary

Appendices

A. Service Charge Apportionment

B. Service Charge Variance

C. Service Costs Statement

Introduction

The service charge report is intended to provide details of the expenditure for the service charge year.

The service charge is to fund the maintenance of the communal structures, services and areas.

The Property

The property is a shopping parade of 10 retail units with a communal service yard and car parking at the rear. The retail units front All Saints Square and King Street whilst the car park is accessed from Croxhall Street.

The buildings are of traditional construction and comprises ground floor retail space with first floor ancillary accommodation.

The car park is controlled ANPR via an external contractor.

The common parts include the main structure and external parts of the building (but not the shop frontages), the car park, service yard and access road, forecourts, soft landscaped areas, and the boundary walls/fences.

There are several communal systems which include fire alarms, lighting, drains, car park entry system, and an electric supply.

All occupiers are responsible for contributing to the service charge expenditure for the property. Contributions are also received from Warwickshire County Council who have a lease for car parking and Wetherspoons who have access to the car park.

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 has been established for future infrequent expenditure for the external redecoration of the buildings and the car park/service yard.

The total reserve fund is:

Balance December 2024	£26,585.03
Interest	£45.82
Contribution 2025	£12,500.00
Balance December 2025	£39,130.85

This is broken down between the schedules as follows:

Schedule 1:	£11,549.88
Schedule 3:	£11,948.91
Schedule 4:	£15,632.06

Service Charge Objectives

The object of this report is to provide clear explanation 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 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 aim to provide a high-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 the RICS professional statement: Service Charges in Commercial Property, 2nd edition 2025.

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

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

Management Surveyor:

Maria Lazenbury
Johnson Fellows, Charter House, 163 Newhall Street, Birmingham, B3 1SW
Direct Dial: 0121 234 0454
Mobile: 0788 435 2576
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. The apportionment percentages for each lessee are noted within the Service Charge Apportionment, as detailed in Appendix A.

Following a review of the service charge the apportionment matrix has been updated with effect from 1st January 2023. The intention is to provide more clarity of the expenditure being incurred and fair apportionment of that expenditure between leaseholders.

Not all occupiers contribute to all expenditure. For this reason, schedules are used, and these have been reviewed and updated for the apportionment of the service charge. These are:

Schedule 1 – All Saints Square Building - The tenants of 1-15 All Saints Square and 2-4 King Street contribute to this schedule which comprises of the repair and maintenance of the building.

Schedule 2 – All Saints Square Internal - The tenants of 1- 3 All Saints Square and 2A-2B King Street contribute to this schedule which comprises of the repair and maintenance of the internal corridor which provides access to the rear of these units from the service yard.

Schedule 3 – King Street Building - The tenants of 6-14 King Street contribute to this schedule which comprises of the repair and maintenance of the building.

Schedule 4 – Service Area - All tenants contribute to this schedule which comprises of the repair and maintenance of the service area and car park. There is a contribution to this schedule by Warwickshire County Council which has a lease for an area of the car park and are liable to contribute to some expenditure.

Schedule 5 – Residential - The costs associated with the communal parts of the residential flats at 12/14 King Street.

Expenditure Commentary
All figures are shown net of VAT.

SCHEDULE 1 – All Saints Square Building

- **Decoration External** **£0**

No expenditure was incurred.

- **Building Repair** **£1,550**

Repairs were completed to the roof/building structure.

- **Reserve Fund** **£7,500**

A contribution has been made to the reserve fund.

Total Schedule 1 **£9,050**

SCHEDULE 2 – All Saints Square Internal

- **Fire Prevention/detection** **£2,077.34**

The contract cost for the maintenance and testing of the fire alarm and emergency lights serving the internal areas.

- **Internal Repairs and maintenance** **£0**

No expenditure was incurred.

Total Schedule 2 **£2,077.34**

SCHEDULE 3 – King Street Building

- **Decoration External** **£0**

No expenditure was incurred.

- **Building Repair** **£3,610**

Various roof repairs and maintenance to the roof, gutters and roof drainage were undertaken.

- **Reserve Fund** **£2,500**

A contribution to the reserve fund has been made.

Total Schedule 3 **£6,110**

SCHEDULE 4 – Service Area

- **Management Fees** **£5,132.44**

This figure represents a fixed fee to manage the property and administer the service charge which is indexed linked annually to RPI.

- **S/C Audit Fees** **£500**

The service charge code provides for the service charge accounts to be certified on an annual basis. This cost covers the fee of the accountants for certifying the year end service charge accounts.

- **Facilities Manager** **£2,566.20**

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

- **Business Rates** **£4,191.60**

The non-domestic rates payable for the service area.

- **Landlords risk assessments audits & reviews** **£0**

No expenditure was incurred.

- **Electricity** **£301.41**

The electric supply for the communal areas of the property, including the external lights and car parking control system.

- **External Cleaning** **£3,420.88**

The employment cost for the cleaning of the common arears, including the car park, service area and pedestrian walkway. The cleaning is undertaken for two hours each Monday and Thursday. Expenditure was also incurred for removal of fly tipped rubbish and additional cleaning to the car park.

- **External Landscaping** **£523.98**

The contract cost for the maintenance of the soft landscapes areas and to treat weeds in the service area and car park.

- **Snow clearance / Gritting** **£1,994.94**

The cost for the gritting of the car park, service yard and pedestrian walkways.

- **Drainage** **£535**

Annual flush of the surface water drains serving the car park and service yard and unblocking a blocked drain.

- **Car Park Management System** **£-257.31**

There are no longer contract costs for the car park management system as a new ANPR is now in situ and managed by third party contractor. This receipt is the income received for the PCN's issued.

- **External Repairs and Maintenance** **£570**

Repairs undertaken to pot hole in car park.

- **Electrical Repair** **£850**

Repairs required to the lamppost within the car park/service area.

- **Other Income** **-£11,244.17**

The contribution from Warwickshire County Council and JD Wetherspoon towards the costs for maintaining the car park and service area, plus interest paid on late payments of service charge sums from tenants.

- **Building Insurance** **£869.72**

The premium for the insurance of the car park and service area and the excess due in respect of the insurance claim that was pursued following a vehicle crashing into the security/electrical hut.

- **Reserve Fund** **£2,500**

A reserve fund for future irregular but reoccurring expenditure, including the resurfacing and re-lining of the service yard.

Total Schedule 4 **£12,454.69**

SCHEDULE 5 – Residential

- **Electricity** **£73.96**

The electric supply for the communal areas of the flats.

- **Fire prevention/detection** **£998.40**

The contract cost for the maintenance and testing of the fire alarm and emergency lights serving the residential flats.

- **Internal Repairs and maintenance** **£0**

No expenditure incurred.

Total Schedule 5	**£1,072.36**
GRAND TOTAL	**£30,764.39**

The total expenditure was £817 (2.6%) below budget.

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

Appendix A

All Saints Square/King Street Bedworth (p0000028)

Service Charge Unit Percentages

Recovery Group = sc

Reconciliation Period = 01/01/2025-31/12/2025

*Amounts in gbp

Unit	Tenant	Days	All Saints Square Building	All Saints Square Internal	King Street Building	Service Area	Residential
11-15	**Global Educational Trust (Original)**	307.00	32.9373	0.0000	0.0000	25.3422	0.0000
11-15	**Vacant**	58.00	6.2227	0.0000	0.0000	4.7878	0.0000
12-14	**Venator Tabletop Gaming Ltd (Original)**	365.00	0.0000	0.0000	24.6600	5.6900	0.0000
12A-12B	**Residential - (Landlord)**	365.00	0.0000	0.0000	20.6800	4.7700	100.0000
1-3	**Coventry Resource Centre for the Blind (Original)**	159.00	6.0376	21.9812	0.0000	4.6437	0.0000
1-3	**Vacant**	144.00	5.4681	19.9075	0.0000	4.2056	0.0000
1-3	**Global Educational Trust (Original)**	62.00	2.3543	8.5713	0.0000	1.8107	0.0000
2A-2	**Vacant**	121.00	3.0035	10.9331	0.0000	2.3106	0.0000
2A-2	**Jawad Ahmad (Original)**	244.00	6.0565	22.0469	0.0000	4.6594	0.0000
2B	**Hadi Ahmad Ali (Renewal)**	365.00	4.5500	16.5600	0.0000	3.5000	0.0000
4	**Dan Li (Original)**	365.00	7.9700	0.0000	0.0000	6.1300	0.0000
5	**DP Realty Limited (Original)**	365.00	10.3000	0.0000	0.0000	7.9200	0.0000
6	**Hushang Salah Khodr (Original)**	365.00	0.0000	0.0000	19.2000	4.4300	0.0000
7-9	**Sportswift Limited (Renewal)**	365.00	15.1000	0.0000	0.0000	11.6200	0.0000
8-10	**Coventry Building Society (Original)**	365.00	0.0000	0.0000	35.4600	8.1800	0.0000
	Total		**100.0000**	**100.0000**	**100.0000**	**100.0000**	**100.0000**

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Appendix B

All Saints Square/King Street Bedworth (p0000028)

Service Charge Budget Comparison

Recovery Group = sc

Reconciliation Period = 01/01/2025-31/12/2025

*Amounts in gbp

Code	Description	Actual (12/2025)	Budget (12/2025)	Variance	%	Actual (12/2024)
1	**All Saints Square Building**					
5400-1516	Decoration External	0.00	1,000.00	-1,000.00	-100	2,332.20
5400-1530	Building Repair	1,550.00	1,000.00	550.00	55	0.00
5700-2202	Reserve fund	7,500.00	7,500.00	0.00		0.00
	Schedule Total	**9,050.00**	**9,500.00**	**-450.00**	**-4.74**	**2,332.20**
2	**All Saints Square Internal**					
5400-1211	Fire prevention/detection	2,077.34	1,300.00	777.34	59.80	1,543.50
5400-1501	Internal Repairs and maintenance	0.00	500.00	-500.00	-100	0.00
	Schedule Total	**2,077.34**	**1,800.00**	**277.34**	**15.41**	**1,543.50**
3	**King Street Building**					
5400-1516	Decoration External	0.00	750.00	-750.00	-100	1,047.80
5400-1530	Building Repair	3,610.00	1,000.00	2,610.00	261	3,040.00
5700-2202	Reserve fund	2,500.00	2,500.00	0.00	0	6,912.20
	Schedule Total	**6,110.00**	**4,250.00**	**1,860.00**	**43.76**	**11,000.00**
4	**Service Area**					
1300-1080	Interest	0.00	0.00	0.00		0.00
5100-0101	Management Fee	5,132.44	5,132.45	-0.01		4,988.00
5100-0203	S/C Audit Fees	500.00	750.00	-250.00	-33.33	500.00
5100-0309	Facilities Manager	2,566.20	2,566.22	-0.02		2,494.00
5100-0311	Business Rates	4,191.60	4,191.60	0.00		4,191.60
5100-0401	Landlords risk assessments, audits	0.00	750.00	-750.00	-100.00	550.00
5200-0501	Electricity	301.41	500.00	-198.59	-39.72	217.13
5200-0801	Water and sewage charges	0.00	0.00	0.00		0.00
5300-1002	External Cleaning	3,420.88	2,350.00	1,070.88	45.57	1,787.37
5300-1009	External Landscaping	523.98	504.00	19.98	3.96	504.00
5300-1010	Snow clearance / Gritting	1,994.94	1,500.00	494.94	33.00	1,123.92
5300-1014	Refuse collection	0.00	0.00	0.00		0.00
5300-1016	Drainage	535.00	900.00	-365.00	-40.56	970.00
5400-1216	Car Park Management System	-257.31	700.00	-957.31	-136.76	598.69
5400-1502	External Repairs and maintenance	570.00	2,500.00	-1,930.00	-77.20	2,240.00
5400-1535	Electrical Repair	850.00	500.00	350.00	70.00	400.00
5500-1601	Interest	-15.63	0.00	-15.63		0.00
5500-1703	Other income	-11,228.54	-12,438.27	1,209.73	-9.73	-11,175.56
5600-1901	Building Insurance	869.72	475.00	394.72	83.10	455.59
5700-2202	Reserve fund	2,500.00	2,500.00	0.00		2,500.00
	Schedule Total	**12,454.69**	**13,381.00**	**-926.31**	**-6.92**	**12,344.74**
5	**Residential**					
5100-0401	Landlords risk assessments, audits	0.00	0.00	0.00		0.00
5200-0501	Electricity	73.96	500.00	-426.04	-85.21	562.46
5400-1211	Fire prevention/detection	998.40	1,650.00	-651.60	-39.49	0.00
5400-1501	Internal Repairs and maintenance	0.00	500.00	-500.00	-100.00	1,780.00
5400-1531	Roof Maintenance	0.00	0.00	0.00		0.00
	Schedule Total	**1,072.36**	**2,650.00**	**-1,577.64**	**-59.53**	**2,342.46**
	Total	**30,764.39**	**31,581.00**	**-816.61**	**-2.59**	**29,562.90**

RICS Regulated by RICS

VINERS CAPITAL PROPERTIES LIMITED

ALL SAINTS SQUARE
KINGS STREET BEDWORTH

SERVICE COSTS STATEMENT

INDEPENDENT REVIEW

YEAR ENDED 31ST DECEMBER 2025

TC GROUP BUSINESS ADVISORS & ACCOUNTANTS

All Saints Square
Kings Street Bedworth
Certificate of Service Costs for the Year Ended 31st December 2025

	2025	2024
All Saints Square Building:		
Decoration External	-	2,332.20
Building Repair	1,550.00	-
Reserve Fund	7,500.00	-
	9,050.00	2,332.20
All Saints Square Internal:		
Fire Prevention	2,077.34	1,543.50
	2,077.34	1,543.50
Service Area:		
Management Fee	5,132.44	4,988.00
Audit Fees	500.00	500.00
Facilities Manager	2,566.20	2,494.00
Business Rates	4,191.60	4,191.60
Electricity	301.41	217.13
Landlord risk assessment	-	550.00
External Cleaning	3,420.88	1,787.37
External Lanscaping	523.98	504.00
Gritting	1,994.94	1,123.92
Refuse Collection	-	-
Drainage	535.00	970.00
Car Park Management	(257.31)	598.69
External Repairs & Maintenance	570.00	2,240.00
Electrical Repair	850.00	400.00
Interest	(15.63)	-
Other Income	(11,228.54)	(11,175.56)
Building Insurance	869.72	455.59
Reserve Fund	2,500.00	2,500.00
	12,454.69	12,344.74
Kings Street Building:		
Decoration External	-	1,047.80
Building Repair	3,610.00	3,040.00
Reserve Fund	2,500.00	6,912.20
	6,110.00	11,000.00
Residential:		
Electricity	73.96	562.46
Fire Prevention / Detection	998.40	-
Internal repairs and maintenance	-	1,780.00
	1,072.36	2,342.46
Total Expenditure	**30,764.39**	**29,562.90**
Reserve fund:		
Balance @ 01.01.2025	26,585.03	17,172.83
Paid in during the year	12,500.00	9,412.20
Interest in the year	45.82	-
Balance @ 31.12.2025	39,130.85	26,585.03

All Saints Square
Kings Street Bedworth
Certificate of Service Costs for the Year Ended 31st December 2025

Independent Accountant's Review Report

To the Manager, Viners Capital Properties Limited

We have reviewed the statement of service charge expenditure for the above property for the year ended 31 December 2025. The statement of service charge expenditure has been prepared by the Manager in accordance with guidance issued by the RICS in the Code of Practice, Services Charges in Commercial Property, 1st edition.

Manager's Responsibility for the Statement of service charge expenditure
The Manager is responsible for the preparation of the statement of service charge expenditure and for such internal control as the Manager determines is necessary to enable the preparation of statements that are free from material misstatement, whether due to fraud or error.

Reporting Accountant's Responsibility
Our responsibility is to express a conclusion on the statement of service charge expenditure based on the procedures we have performed and the evidence we have obtained. We conducted our review in accordance with International Standard on Review Engagements (ISRE) 2400, Engagements to Review Historical Financial Statements (Revised). ISRE 2400 (Revised) requires us to conclude whether anything has come to our attention that causes us to believe that the statement of service charge expenditure, taken as a whole, is not prepared in all material respects in accordance with the provisions of the Code of practice '*Service charges in commercial property*' issued by the RICS. ISRE 4000 (Revised) also requires us to comply with relevant ethical requirements.

A review of a statement of service charge expenditure in accordance with ISRE 2400 (Revised) is a limited assurance engagement. The reporting accountant performs procedures, primarily consisting of making inquiries of management and others responsible for the services that comprise the service charge on this property, as appropriate, and applying analytical procedures, and evaluates the evidence obtained. The procedures do not include review of the allocation or apportionment of service charge expenditure to occupiers.

The procedures performed in a review are substantially less than those performed in an audit conducted in accordance with International Standards on Auditing. Accordingly, we do not express an audit opinion on the statement of service charge expenditure.

Conclusion
Based on the procedures we have performed and the evidence we have obtained, nothing has come to our attention that causes us to believe that the statement of service charge expenditure is not prepared, in all material respects, in accordance with the provisions of the Code of Practice 'Service charges in commercial property' issued by the RICS.

Basis of Accounting and Restriction on Distribution and Use
Our report is made in accordance with the terms of our engagement and is intended solely for the Manager to issue to current occupiers. This report should not be distributed to or used by other parties. Our work has been undertaken to enable us to make this report to the Manager and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility or liability to anyone other than the Manager in connection with the report or this engagement.

TC Group
Sterling House
97 Lichfield Street
Tamworth
Staffordshire
B79 7QF

VINERS CAPITAL PROPERTIES LIMITED
ALL SAINTS SQUARE KINGS STREET BEDWORTH
Proof of Certificates totalling costs per Cost Schedule

Service Charge Certificates Raised

	1,581.39
	1,918.54
	2,813.77
	1,191.69
	1,484.77
	3,185.41
	14,148.55
	1,724.87
	2,215.40
	500.00
Total raised	30,764.39
Total costs per schedule	30,764.39
Difference (rounding)	0.00