JOHNSON FELLOWS

**Walter Tull Way,**

**Sixfields,**

**Northampton,**

**NN9 5QJ**

# Service Charge Expenditure Report

**25th March 2025 to**

**24th March 2026**

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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 service charge year ending 24 March 2026.

## 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:

Facilities Manager:

Robert Scott
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***

- **External Repairs & Maintenance** **£1,080**

Repairs required to the knee rail fencing around the site.

- **Electrical Maintenance** **£10,700**

This expenditure relates to the investigations, repair and split of electrical supplies to lampposts in respect of communal area/car park.

- **Drainage** **£900**

Annual flush and maintenance of the communal drains.

- **External Landscaping** ***(includes external cleaning heading)*** **£6,100**

Expenditure under this heading amalgamates the budget expenditure headings relating to external landscaping and external cleaning as the maintenance for both provisions is under a single contract undertaken by Hosta Ground Care Ltd.

- **Pest Control** **£549.99**

This heading was introduced part way through the service charge year to address the increased rodent activity reported on the site. In addition to tenant's own pest control measures 20 bait stations have been located around the communal areas/soft landscaping.

- **S/Charge Audit Fees** **£500**

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

- **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.

- **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**

Expenditure incurred for the annual health and safety audit of the common parts of the property.

- **Electricity** **£0**

No expenditure was incurred as the supply has been split between both occupying tenants and each tenant pays their contribution directly to their utility supplier.

- **Snow Clearance/ Gritting** **£0**

No expenditure was incurred.

- **Interest** **£0**

No interest was received in respect of late payment.

**Total**

**Schedule 1** **£23,829.99**

Please note the expenditure outlined above is net of VAT at 20%.



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Management Surveyor



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Facilities Manager

JOHNSON FELLOWS

# Appendix A

Walter Tull Way Sixfields (p0000198)

## Service Charge Unit Percentages

Recovery Group = sc

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

*Amounts in gbp

| Unit | Tenant | Days | All |
|---|---|---|---|
| 0001 | **Nando's Chickenland Limited (Original)** | 365.00 | 45.0000 |
| 0002 | **Wagamama Limited (Original)** | 365.00 | 55.0000 |
| | **Total** | | **100.0000** |

# Appendix B

Walter Tull Way Sixfields (p0000198)

## Service Charge Budget Comparison

Recovery Group = sc

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

*Amounts in gbp

| Code | Description | Actual (03/2026) | Budget (03/2026) | Variance | % Change |
|---|---|---|---|---|---|
| **1** | **All** | | | | |
| 5400-1502 | External Repairs and maintenance | 1,080.00 | 3,000.00 | -1,920.00 | -64.00 |
| 5400-1207 | Electrical Maintenance | 10,700.00 | 12,000.00 | -1,300.00 | -10.83 |
| 5300-1016 | Drainage | 900.00 | 1,000.00 | -100.00 | -10 |
| 5300-1009 | External Landscaping | 6,100.00 | 2,500.00 | 3,600.00 | 144 |
| 5300-1002 | External Cleaning | 0.00 | 2,500.00 | -2,500.00 | -100.000 |
| 5300-1007 | Pest control | 549.99 | 0.00 | 549.99 | 0 |
| 5100-0203 | S/C Audit Fees | 500.00 | 500.00 | 0.00 | 0 |
| 5100-0101 | Management Fee | 2,000.00 | 2,000.00 | 0.00 | 0 |
| 5100-0309 | Facilities Manager | 1,500.00 | 1,500.00 | 0.00 | 0 |
| 5100-0401 | Landlords risk assessments, audits & | 500.00 | 500.00 | 0.00 | 0 |
| 5200-0501 | Electricity | 0.00 | 3,000.00 | -3,000.00 | -100.00 |
| 5300-1010 | Snow clearance / Gritting | 0.00 | 3,000.00 | -3,000.00 | -100 |
| 5500-1601 | Interest | 0.00 | 0.00 | 0.00 | 0 |
| | **Schedule Total** | **23,829.99** | **31,500.00** | **-7,670.01** | **-24.35** |
| | **Total** | **23,829.99** | **31,500.00** | **-7,670.01** | **-24.35** |

# AC LLOYD (ASSET MANAGEMENT) LTD

## WALTER TULL WAY
## SIXFIELDS

## SERVICE COSTS STATEMENT

## INDEPENDENT REVIEW

## YEAR ENDED 24TH MARCH 2026

**Walter Tull Way**
**Sixfields**
**Certificate of Service Costs for the year ended 24th March 2026**

| | 2026 |
|---|---|
| **Schedule 1** | |
| External Repairs and Maintenance | 1,080.00 |
| Electrical Maintenance | 10,700.00 |
| Drainage | 900.00 |
| External Landscaping | 6,100.00 |
| Pest Control | 549.99 |
| Audit Fees | 500.00 |
| Management Fees | 2,000.00 |
| Facilities Management | 1,500.00 |
| Landlord Risk Assessment | 500.00 |
| **Total expenditure** | **23,829.99** |

**Reserve fund:**

No reserve fund held at this property

**Walter Tull Way**
**Sixfields**
**Certificate of Service Costs for the year ended 24th March 2026**

**Independent Accountant's Review Report**

To the Manager, Walter Tull Way

We have reviewed the statement of service charge expenditure for the above property for the year ended 31 March 2026. 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

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