

Fallings Park Industrial Estate

Park Lane

Wolverhampton

WV10 9QB

Service Charge Budget

2026-2027

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Introduction

This report has been produced by Johnson Fellows on behalf of Fallings Park Industrial Estate Management Limited. It is intended to provide details of the planned expenditure for the service charge period 25th March 2026 to 24th March 2027.

Enclosed within this report is a copy of the Service Charge Budget Schedule and Service Charge Apportionment Schedule.

The service charge is administered having regard to RICS Professional Statement; Service Charges in Commercial Property; 2nd Edition.

The Property

Fallings Park Industrial Estate is an established, secure estate located approximately 1 mile northeast of Wolverhampton city centre and 5 miles west of Walsall. Junction 10 of the M6 motorway is approximately 4.5 miles to the east of the property and Junction 1 of the M54 motorway 4 miles to the north.

The estate has a single entrance from Park Lane, which leads from the A460 Cannock Road, being one of the main arterial routes between Wolverhampton city centre and the motorway network. The site is surrounded by a mixture of industrial and residential properties.

The estate consists of 30 industrial units with associated dedicated parking. Units 1 to 29 are held by owners on a long leasehold basis. Unit 30 to the rear of the estate is held under separate freehold ownership and enjoys rights of access across Fallings Park Industrial Estate.

The owners are responsible for the repair and maintenance of the individual units. The service charge therefore covers the communal parts. The primary services are landscaping, security, maintenance of the estate roadway, boundary structures, common area signage and shared drainage. Although the unit gutters remain the responsibility of the unit owner, by common agreement the service charge funds an annual gutter clean.

Service Charge Objectives

The object of this budget 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.

Voids and Concessions

In the event that any unit is void, liability for the service charge attributable to that unit shall remain the responsibility of the owner.

VAT

The Landlord has elected the property for VAT. Consequently, all expenditure in this budget report is quoted net of VAT, with VAT being charged at the appropriate 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.

Reserve Fund

A Reserve Fund was established under the previous management arrangements to meet significant expenditure, including roadway repairs. Such funds are held in a separate bank account maintained with Barclays Bank plc.

Service Charge Apportionment

A Service Charge Apportionment Schedule is attached at Appendix A. The apportionment percentages are calculated based on unit areas.



Management Team

Management Surveyors:

Senior Surveyor

Angela Lindop

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

Mobile: 07954 124545

Email: angela.lindop@johnsonfellows.co.uk

Angela Lindop is responsible for day-to-day matters at the site.

Partner

Ian Starbuck

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

Direct Dial: 0121 234 0462

Email: ian.starbuck@johnsonfellows.co.uk

Facilities Manager:

Robert Scott

Johnson Fellows, Charter House, 163 Newhall Street, Birmingham, B3 1SW

Direct Dial: 0121 234 0407

Mobile: 07540 732602

Email: Robert.scott@johnsonfellows.co.uk

Robert Scott is responsible for repair and maintenance at the site and statutory compliance.

Help Desk Manager:

Jay Chauhan

Johnson Fellows, Charter House, 163 Newhall Street, Birmingham, B3 1SW

Direct Dial: 0121 234 0409

Mobile: 07763 564705

Email: helpdesk@JohnsonFellows.co.uk

Jay Chauhan is the Help Desk Manager and is responsible for dealing with urgent reactive maintenance and repair issues.

Service Charge Accountant:

Kiesha Gregory - Client Accounts

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

Direct Dial: 0121 234 0405

Email: kiesha.gregory@johnsonfellows.co.uk

Kiesha Gregory is the client accountant responsible for this property.



Budget Commentary

SCHEDULE 1 – All Units

All figures shown net of VAT.

- **Management Fee** **£ 8,819**

The fee to manage the property and administer the service charge. This is a fixed fee which is indexed linked annually to the Retail Price Index (RPI).

- **S/C Audit Fees** **£1,470**

This is the budgeted cost for the independent audit of the service charge accounts, carried out by Seymour Taylor.

- **Company Administration** **£4,600**

This is the budgeted cost of the Estate's contribution to the running of Fallings Park Industrial Estate Ltd, the company which holds the freehold interest and manages the Estate on behalf of the shareholders

- **Helpdesk Fee** **£ 519**

This is the cost of the 24 hour/7 day a week Help Desk which allows all occupiers to report urgent items of repair and maintenance to the common areas. This is a fixed fee which is index linked annually to the Retail Price Index (RPI). The telephone number for the Help Desk is 0121 234 0409

- **Facilities Manager** **£3,113**

The cost of facilities management for the administration of maintenance works, contracts, site visits and compliance. This is a fixed fee indexed linked annually to the Retail Price Index (RPI)

- **Signage** **£1,200**

This is the budgeted cost to update any estate signage during the service charge year.

- **Health and Safety** **£600**

This is a budgeted cost for a Health and Safety assessment for the site that falls due in 2026.

- **Electricity** **£ 550**

The cost heading relates to the electricity consumption for the communal estate gates and CCTV cameras. The budget has been maintained based on the level of expenditure in the previous year.

- **Security Systems** **£2,354**

This budget heading allows for the maintenance contract for the automatic gates and CCTV cameras. The maintenance contract covers 2 service visits for the entrance gate and the CCTV systems installed on site. The contract includes emergency attendance to site within 1 working day to assess any fault. Additional works are chargeable and are accounted for under the cost heading of Mechanical and Electrical Repairs.

- **Pest Control** **£1,035**

The estimated annual cost for the quarterly servicing of bait stations and associated pest control measures at the property, carried out by Greenlab Pest Control Limited. A contingency allowance has been included to cover any reactive works required should pest activity arise during the service charge year. The budget has been held at the same level as the previous service charge year.

- **External Landscaping** **£6,983**

This represents the budgeted cost for the routine maintenance of the landscaped areas of the estate. This cost has been increased for this service charge year. A new landscaping contract has been implemented following the previous contractor stepping down.

Additional contingency has been included to reflect recurring site issues, including the clearance of fly-tipped waste and the need for ad hoc visits, due to litter being reported between scheduled attendances from the roadway blowing into the site.

Provision has also been made for occasional works required to maintain clear visibility to site CCTV equipment, including the trimming of surrounding vegetation where necessary.

- **Drainage** **£ 4,500**

A budgeted amount for the costs related to ad-hoc clearance or repair works to the communal drains on the estate. The budget has been maintained based on the level of expenditure in the previous year.

- **Professional Fees** **£ 997.50**

A budgeted amount for any expert or professional services required for the operation and/or maintenance of the site, including (but not limited to) building surveyors or consultants. This cost has been maintained at the same level as the previous service charge year.

- **External Repair and Maintenance** .

This is the budgeted cost for any external repairs and maintenance of the common areas. The budget has been increased to provide contingency for any repair actions that may be identified from the Health and Safety Risk Assessment that falls due in this service charge year. Repairs to the common roadways are excluded from this provision and are budgeted separately under the cost heading of Road Maintenance.

- **Road Maintenance** **£6,000**

This is the budgeted cost for repairs to the estate common roadways. The budget has been increased for this service charge year to provide contingency for any actions of repair highlighted on the Health and Safety Risk Assessment that falls due in this service charge year.

- **Mechanical and Electrical Repairs** **£4,000**

The previous cost heading of Gate Maintenance has been removed from the budget and replaced with a new cost heading of Mechanical and Electrical Repairs.

The costs associated with the gate and the CCTV annual maintenance contract are now accounted for under the Security Systems cost heading. Any additional reactive callouts or repair works falling outside the scope of the main contract will be accounted for under the Mechanical and Electrical Repairs heading.

This approach has been adopted to improve transparency by clearly identifying costs incurred outside of the core service contracts.

- **Reserve** **£0**

A reserve fund is implemented to make provision for future items of large expenditure required to the property. There is no budgeted contribution for this service charge year.

Total **£51,240.50**

A Lindop

Management Surveyor

R. Scott

Facilities Manager

Appendix A

Fallings Park Industrial Estate (p0000216)

Service Charge Unit Percentages

Recovery Group = sc

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

*Amounts in gbp

Unit	Days	Schedule 1 Apportionment (%)
UNIT_1	365.00	3.4500
UNIT_2	365.00	3.4500
UNIT_3	365.00	3.4500
UNIT_4	365.00	3.4500
UNIT_5	365.00	3.4400
UNIT_6	365.00	3.4400
UNIT_7	365.00	3.4400
UNIT_8	365.00	3.4400
UNIT_9	365.00	3.4400
UNIT_10	365.00	3.4500
UNIT_11	365.00	3.4500
UNIT_12	365.00	3.4500
UNIT_13	365.00	3.4500
UNIT_14	365.00	3.4500
UNIT_15	365.00	3.4500
UNIT_16	365.00	3.4500
UNIT_17	365.00	3.4500
UNIT_18	365.00	3.4500
UNIT_19	365.00	3.4500
UNIT_20	365.00	3.4500
UNIT_21	365.00	3.4500
UNIT_22	365.00	3.4500
UNIT_23	365.00	3.4500
UNIT_24	365.00	3.4500
UNIT_25	365.00	3.4500
UNIT_26	365.00	3.4500
UNIT_27	365.00	3.4500
UNIT_28	365.00	3.4500
UNIT_29	365.00	3.4500

Appendix B

Fallings Park Industrial Estate (p0000216)					
Service Charge Budget Comparison					
Recovery Group = sc					
Reconciliation Period = 25/03/2026-24/03/2027					
*Amounts in gbp					
Code	Description	Budget (03/2026)	Budget (03/2025)	Variance	%
1	Schedule 1				
5100-0101	Management Fee	8,819.00	15,400.00	-6,581.00	-42.7338
5100-0203	S/C Audit Fees	1,470.00	1,470.00	0.00	0.0000
5100-0301	Company Administartion	4,600.00	5,722.50	-1,122.50	-19.6156
5100-0302	Help Desk	519.00	0.00	519.00	100.0000
5100-0309	Facilities Manager	3,113.00	0.00	3,113.00	100.0000
5100-0408	Signage	1,200.00	4,000.00	-2,800.00	-70.0000
5100-0402	Health & Safety	600.00	500.00	100.00	20.0000
5200-0501	Electricity	550.00	550.00	0.00	0.0000
5300-0902	Security Systems	2,354.00	1,000.00	1,354.00	135.4000
5300-1007	Pest control	1,035.00	1,035.00	0.00	0.0000
5300-1009	External Landscaping	6,983.00	4,500.00	2,483.00	55.1778
5300-1016	Drainage	4,500.00	4,500.00	0.00	0.0000
5300-1108	Professional Fees	997.50	997.50	0.00	0.0000
5400-1502	External Repair & Maintenance	4,500.00	1,552.50	2,947.50	189.8551
5400-1520	Road Maintenance	6,000.00	4,500.00	1,500.00	33.3333
5400-1202	M&E Repairs	4,000.00	0.00	4,000.00	0.0000
5400-1528	Entrance Gate Maintenance	0.00	3,000.00	-3,000.00	-100.0000
5700-2202	Reserve	0.00	-3,500.00	3,500.00	-100
	Schedule Total	51,240.50	45,227.50	6,013.00	13.2950