HOLLOWAY ILIFFE & MITCHELL

CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

Service Charge Budget Report

for

Daedalus Park
Daedalus Drive
Lee-on-the-Solent
Hampshire
PO13 9JY



Prepared for: Daedalus Park Management Company Limited

For the period: 01 April 2019 to 31 March 2020

Prepared by: Geoff Springthorpe

RICS

Directors S A MITCHELL FRICS MCIArb, T C R HOLLOWAY BA (HONS) MRICS
Associate Directors P DALBY MRICS, G J SPRINGTHORPE BSC (HONS) MRICS
Consultant D C HOLLOWAY FRICS
HOLLOWAY ILIFFE & MITCHELL LIMITED Registered in England No 4768036

THE BUDGET

The forecasted budget for the year ending 31 March 2020 for Daedalus Business Park includes Phase B as well as Phase A and is £35,000 net of VAT, in comparison to the previous budget of £24,250. This is a 15% decrease from the 2018-2019 budget.

1. Management

1.1 Managing Agent's Fees	£8,000
1.2 Accountant's Fees	
Service Charge Accounts	£800
Dormant Company Accounts	£150
VAT Returns	£600
Company Secretarial Duties	£250

2. Soft Services

2.1 Landscaping/Litter picking	£4,500
2.2 Bulk waste removal	£1,000
2.3 Cladding	£6,000
2.4 Gritting	£1,500
2.5 Drain maintenance	£1,000

3. Hard Services

3.1 Pump maintenance	£2,000
3.2 Pump electricity	£1,500
3.3 Estate Directory Signboard and updates	£2,500
3.4 Line painting	£750

4. Health & Safety

4.1 Common Parts Health & Safety Review	£450

5. Insurance

5.1 Property Owners Liability Insurance	£2,000

6. Contingencies

6.1 Provision for unforeseen expenditure	£2,000
TOTAL	**£35,000**

APPORTIONMENT OF COST

Contribution to service charge is apportioned on an internal ground floor area basis. Details of the apportionment due in respect of your premises is shown below.

All figures are net of VAT

Unit	Area (SQ M)	Percentage	Annual Amount
Albion			
A1	185	1.58%	£553.11
A2	189	1.61%	£565.07
A3	189	1.61%	£565.07
A4	150	1.28%	£448.47
A5	150	1.28%	£448.47
A6	149	1.27%	£445.48
A7	149	1.27%	£445.48
Bulwark			
B1	146	1.25%	£436.51
B2	150	1.28%	£448.47
B3	146	1.25%	£436.51
Centaur			
C1	280	2.39%	£837.14
C2	218	1.86%	£651.78
C3	187	1.60%	£559.09
C4	238	2.03%	£711.57
Diligence			
D1	450	3.84%	£1,345.41
D2	197	1.68%	£588.99
D3	197	1.68%	£588.99
D4	240	2.05%	£717.55
Eagle			
E1	425	3.63%	£1,270.67
E2	208	1.78%	£621.88
E3	450	3.84%	£1,345.41
Fearless			
F1	271	2.31%	£810.24
F2	271	2.31%	£810.24
F3	271	2.31%	£810.24

F4	271	2.31%	£810.24
Glorious			
G1	321	2.74%	£959.73
G2	156	1.33%	£466.41
G3	156	1.33%	£466.41
G4	156	1.33%	£466.41
G5	156	1.33%	£466.41
G6	321	2.74%	£959.73
Hermes			
H1	106	0.90%	£316.11
H2	96	0.82%	£286.72
H3	96	0.82%	£286.72
H4	96	0.82%	£286.72
H5	96	0.82%	£286.72
H6	96	0.82%	£286.72
H7	96	0.82%	£286.72
H8	96	0.82%	£286.72
H9	96	0.82%	£286.72
H10	96	0.82%	£286.72
H11	96	0.82%	£286.72
H12	106	0.90%	£316.11
Illustrious			
Il1	100	0.85%	£298.98
Il2	100	0.85%	£298.98
Il3	204	1.74%	£609.92
Il4	204	1.74%	£609.92
Il5	100	0.85%	£298.98
Il6	100	0.85%	£298.98
Il7	100	0.85%	£298.98
Il8	123	1.05%	£367.75
Invincible			
In1	100	0.85%	£298.98
In2	100	0.85%	£298.98
In3	204	1.74%	£609.92
In4	204	1.74%	£609.92
In5	100	0.85%	£298.98
In6	100	0.85%	£298.98
In7	100	0.85%	£298.98
In8	103	0.88%	£307.95
Juno	265	2.26%	£792.30

Keppel			
K1	202	1.73%	£603.94
K2	202	1.73%	£603.94
K3	202	1.73%	£603.94
K4	202	1.73%	£603.94
K5	161	1.38%	£481.36
K6	121	1.03%	£361.77
K7	96	0.82%	£287.02
Total	**11706**	**100.00%**	**£35,000.00**