

5.0 Service Charge Budget ending 31 March 2023

CB1 Service Charge - Service Charge Budget - 01.04.2022 to 31.03.2023							
COST CATEGORY	BIDWELLS CODE	COST DESCRIPTION	SCHEDULE 01 BUDGET	Previous Period	Increase / Decrease	%	
MANAGEMENT		Management fees					
	E005	Management Fee	£ 28,500.00	£ 25,880.00	£ 2,620.00	10%	
	E015	Professional Fees	£ 8,000.00	£ 10,000.00	-£ 2,000.00	-20%	
	E025	Out of Pocket Expenses	£ 500.00	£ 500.00	£ -	0%	
	E030	Audit Fees	£ 5,000.00	£ 2,500.00	£ 2,500.00	100%	
	E040	Site Management Resources	£ 175,000.00	£ 125,000.00	£ 50,000.00	40%	
	E046	Help Desk	£ 4,500.00	£ 4,500.00	£ -	0%	
	E050	Site Management Office	£ 29,000.00	£ 29,000.00	£ -	0%	
	E065	Office Costs	£ 3,000.00	£ 2,000.00	£ 1,000.00	50%	
	E440	Corporation Tax	£ 2,500.00	£ 2,500.00	£ -	0%	
			Health, Safety & Environmental				
	E070	Risk Assessments, Audits & Reviews	£ 2,500.00	£ 750.00	£ 1,750.00	233%	
			Marketing				
	E185	Events	£ 10,000.00	£ 10,000.00	£ -	0%	
E190	Marketing	£ 10,000.00	£ 10,000.00	£ -	0%		
UTILITIES		Utilities					
	E080	Electricity	£ 1,500.00	£ 2,000.00	-£ 500.00	-25%	
	E115	Water & Sewerage Charges	£ 1,000.00	£ 1,250.00	-£ 250.00	-20%	
HARD SERVICES		Mechanical & Electrical Services					
	E215	M&E Maintenance Contract	£ 6,000.00	£ 5,000.00	£ 1,000.00	20%	
	E220	M&E Repairs	£ 15,000.00	£ 15,000.00	£ -	0%	
		Fabric Repairs & Maintenance					
	E295	External Repairs & Maintenance	£ 60,000.00	£ 60,000.00	£ -	0%	
E325	Signage	£ 3,000.00	£ 4,000.00	-£ 1,000.00	-25%		
SOFT SERVICES		Security					
	E125	Security Guarding	£ 125,000.00	£ 120,000.00	£ 5,000.00	4%	
	E130	Security Systems	£ 17,000.00	£ 17,000.00	£ -	0%	
		Cleaning & Environmental					
	E140	External Cleaning	£ 148,000.00	£ 114,000.00	£ 34,000.00	30%	
	E160	Refuse Collection	£ 7,000.00	£ 6,000.00	£ 1,000.00	17%	
	E165	Pest Control	£ 750.00	£ 750.00	£ -	0%	
	E170	Seasonal Decorations	£ 8,000.00	£ 8,000.00	£ -	0%	
	E180	External Landscaping	£ 47,000.00	£ 45,000.00	£ 2,000.00	4%	
E305	Gritting	£ 2,500.00	£ 2,500.00	£ -	0%		
CHARGES	E445	Bank Charges	£ 100.00	£ 100.00	£ 100.00	0%	
INSURANCE	E385	Insurance	£ 6,250.00	£ 5,250.00	£ 1,000.00	19%	
RESERVE	E425	Reserve Fund	£ 25,000.00	£ 20,000.00	£ 5,000.00	25%	
		Total	£ 751,600.00	£ 648,480.00	£ 103,120.00	16%	
		Grand Total	£ 751,600.00	£ 648,480.00	£ 103,120.00	16%	
			£ 0.54	£ 0.47	£ 0.07		

CB1 Service Charge - Service Charge Budget Apportionments								
Schedule 01 - Period: 1st April 2022 to 31st March 2023								
Unit	Property Name	Tenant	Area (sq ft)	% Sch 1	S/C for period	Previous Period	Increase / Decrease	%
Blocks A1 / A2	1 Station Square	Railway Pension Nominees Ltd	216,318	14.348%	£ 107,840.93	£ 100,667.07	£ 7,173.86	7.13%
Block B1	2 Station Square	Tesco Pension Trustees Ltd	85,485	5.670%	£ 42,616.74	£ 39,781.77	£ 2,834.98	7.13%
Block E1	Microsoft Building	Railway Pension Nominees Ltd	128,348	8.513%	£ 63,985.32	£ 59,728.85	£ 4,256.47	7.13%
Block D Basement Car Park	Vesta	E&J Ground Rents No 23G Ltd	13,520	0.897%	£ 6,739.89	£ 6,291.54	£ 448.36	7.13%
Block F1	Vesta Aldwyck	E&J Ground Rents No 23G Ltd	15,693	1.041%	£ 7,823.43	£ 7,303.00	£ 520.44	7.13%
Block D1	Vesta 1-75 Great Northern Road	E&J Ground Rents No 23G Ltd	31,517	2.090%	£ 15,712.14	£ 14,666.93	£ 1,045.21	7.13%
Block C2	Private	E&J Ground Rents No 23G Ltd	28,766	1.908%	£ 14,340.61	£ 13,386.63	£ 953.98	7.13%
Block C1	Aldwyck	E&J Ground Rents No 23G Ltd	38,968	2.585%	£ 19,426.72	£ 18,134.41	£ 1,292.32	7.13%
Block I2	50 / 60 Station Road	50-60 Station Road LP	227,833	15.112%	£ 113,581.58	£ 106,025.83	£ 7,555.75	7.13%
Block K2	Spillers Mill	Howard Cambridge Ltd	20,102	1.333%	£ 10,021.57	£ 9,354.91	£ 666.66	7.13%
Block J1	30 Station Road	30 Station Road LP	114,150	7.571%	£ 56,907.20	£ -	£ 56,907.20	
Block J2	22 Station Road	Tesco Pension Trustees Ltd	94,672	6.280%	£ 47,196.83	£ 44,057.17	£ 3,139.66	7.13%
Block H1	The Railyard	Cambridge Students H1 Ltd Partnership Inc	99,682	6.612%	£ 49,694.47	£ 46,388.67	£ 3,305.81	7.13%
Block M6	Aston House	RMPP Cambridge LP	27,231	1.806%	£ 13,575.29	£ 12,672.23	£ 903.06	7.13%
Block M5	Bragg House	RMPP Cambridge LP	40,609	2.694%	£ 20,244.89	£ 18,898.15	£ 1,346.74	7.13%
Block M4	Telford	Cambridge Students M3 Ltd	27,723	1.839%	£ 13,820.72	£ 12,901.33	£ 919.39	7.13%
Block M3	The Brunel	Cambridge Students M3 Ltd	44,638	2.961%	£ 22,253.39	£ 20,773.04	£ 1,480.35	7.13%
Blocks M1 & M2	Crick House	RMPP Cambridge LP	84,415	5.599%	£ 42,083.40	£ 39,283.90	£ 2,799.50	7.13%
Block L Basement Car Park	Block L Basement	Freehold Properties 23 Ltd	44,941	2.981%	£ 22,404.60	£ 20,914.18	£ 1,490.41	7.13%
Block L4 (Community Room)	Huxley House	Freehold Properties 23 Ltd	495	0.000%	£ -	£ -	£ -	0.00%
Block L4	Huxley House	Freehold Properties 23 Ltd	29,125	1.932%	£ 14,519.66	£ 13,553.77	£ 965.89	7.13%
Block L3	Gilbert House	Freehold Properties 23 Ltd	29,555	1.960%	£ 14,734.29	£ 13,754.12	£ 980.16	7.13%
Block L2	Watson House	Freehold Properties 23 Ltd	29,566	1.961%	£ 14,739.65	£ 13,759.13	£ 980.52	7.13%
Block L1	Meade House	Freehold Properties 23 Ltd	34,776	2.307%	£ 17,336.67	£ 16,183.39	£ 1,153.28	7.13%
		Total	1,508,128	100.00%	£ 751,600.00	£ 648,480.00	£ 103,120.00	15.90%
					£	0.50 psf		