

**GLENDINE DEVELOPMENTS LIMITED (IN ADMINISTRATION)**

**SERVICE CHARGE BUDGET**

PERIOD TO: 31/12/2025

**THE CRESCENT, JAYS CLOSE, BASINGSTOKE, RG22 4BS**

REFERENCE: CEL159501





CONTENTS

1	CONTACTS
2	EXECUTIVE SUMMARY
3	SERVICE CHARGE BUDGET: SCHEDULE OVERVIEW
4	SERVICE CHARGE BUDGET: OVERVIEW
5	SERVICE CHARGE BUDGET: DETAILED - <b>SCHEDULE 1</b>
6	SERVICE CHARGE BUDGET: DETAILED - <b>SCHEDULE 2</b>
7	SERVICE CHARGE BUDGET: DETAILED - <b>SCHEDULE 3</b>
8	SERVICE CHARGE BUDGET: DETAILED - <b>SCHEDULE 4</b>
9	SERVICE CHARGE BUDGET: DETAILED - <b>SCHEDULE 5</b>
10	SERVICE CHARGE BUDGET: DETAILED - <b>SCHEDULE 6</b>
11	SERVICE CHARGE BUDGET: DETAILED - <b>SCHEDULE 7</b>
12	SERVICE CHARGE BUDGET: DETAILED - <b>SCHEDULE 8</b>
13	APPORTIONMENT POLICY
14	APPORTIONMENT SCHEDULE
15	MAJOR CONTRACTS

1

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2

EXECUTIVE SUMMARY

IMPORTANT ASPECTS OF THE PROPOSED BUDGET

- Colliers is appointed as Managing Agent of The Crescent in Basingstoke by the Landlord, *Glendine Developments Limited (in Administration)* .
  - The total YE 2025 Service Charge Budget is £604,678.00, which represents an increase of 259.96% when compared to the previous budget (YE 31st December 2024). The increase is mainly attributable to the addition of new Schedules to the Service Charge Budget and provision for costs previously.
  - The overall amount budgeted for expenditure for the period 1st January 2025 to 31st December 2025 equates to approximately £5.95 per square foot on
  - For the avoidance of doubt, all of the figures in this document are **net of VAT**, as the property is VAT elected/opted.
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SCHEDULE	BUDGET (YE 2025)	PREVIOUS YEAR BUDGET (YE 2024)
SCHEDULE 1 - ESTATE	£ 188,674.00	£ 25,248.00
SCHEDULE 2 - BUILDING A	£ 178,827.00	£ 137,310.00
SCHEDULE 3 - BUILDING B	£ 84,777.00	£ 3,509.00
SCHEDULE 4 - BUILDING C	£ 130,000.00	£ -
SCHEDULE 5 - COMMON PARTS A&B	£ 5,500.00	£ -
SCHEDULE 6 - COMMON PARTS B&C	£ 5,500.00	£ -
SCHEDULE 7 - BUILDING A LIFT	£ 4,700.00	£ 958.00
SCHEDULE 8 - BUILDING B LIFTS	£ 6,700.00	£ 958.00
TOTAL BUDGET (EXCL. VAT)	£ 604,678.00	£ 167,983.00

4

SERVICE CHARGE BUDGET: OVERVIEW

SERVICE CHARGE CATEGORY	BUDGET (YE 2025)	BUDGET (YE 2024)	COMPARISON BETWEEN (YE 2024) BUDGET AND (YE 2025) BUDGET	
Management	£ 53,463.00	£ 13,500.00	£ 39,963.00	296.02%
Utilities	£ 319,500.00	£ -	£ 319,500.00	100.00%
Soft Services	£ 65,715.00	£ 11,348.00	£ 54,367.00	479.09%
Hard Services	£ 160,000.00	£ 141,219.00	£ 18,781.00	13.30%
Insurance	£ 6,000.00	£ 1,916.00	£ 4,084.00	213.15%
TOTAL (EXCL VAT)	£ 604,678.00	£ 167,983.00	£ 436,695.00	259.96%
COST PER SQ FT	£ 5.95	£ 1.65		
BUILDING AREA (SQ FT)	101,554			



5

SERVICE CHARGE BUDGET: DETAILED SCHEDULE 1 (ESTATE)

CEL159501	THE CRESCENT, JAYS CLOSE, BASINGSTOKE, RG22 4BS SERVICE CHARGE BUDGET			PERIOD			VAT ELECTED?	YES	
				01/01/2025	TO	31/12/2025			
COST CLASSIFICATIONS	COST CATERGORY	EXPENDITURE CODE	COST DESCRIPTION	BUDGET Y/E	BUDGET Y/E	VARIANCE (£)	VARIANCE (%)	COST PER SQ. FT.	NOTES
				31/12/2025	31/12/2024	SCHEDULE 1 - ESTATE			
MANAGEMENT	Management Fees	10100	Management fees	£ 13,500.00	£ 13,500.00	£ -	0.00%	£ 0.13	Owner or managing agent fees for managing and administering the services that are permitted to be recovered under the terms of the lease, excluding rent collection, asset management, etc.
	Accounting Fees	10200	Service charge accounting fees	£ 2,250.00	£ -	£ 2,250.00	100.00%	£ 0.02	Fees for preparation of year end service charge statement and reconciliation; In line with Colliers 2024 Fee Matrix, which is based on total budgeted expenditure. Provision previously omitted from Budget.
	Site Management Resources	10350	Help desk/call centre/info centre	£ 654.00	£ -	£ 654.00	100.00%	£ 0.01	Costs for providing helpdesk facilities. Service provided by <i>Elogbooks</i> , which operates 24/7/365. Additionally, it provides essential software tracking support to monitor contractor performance for all reactive instructions during the year, which in turn enables us to score/assess contractors against their service delivery performance indicators/KPIs. Provision previously omitted from Budget.
		10400	LL risk assessments/audits/reviews	£ 3,180.00	£ -	£ 3,180.00	100.00%	£ 0.03	Consultancy fees and other costs associated with provision and review of owner’s health and safety (H&S) management systems; Provisions included for annual General Risk Assessment and GDPR Audit. Provision previously omitted from Budget.  Includes additional £1,875 for Health & Safety Fees; an annual cost for the professional services provided by the Risk & Compliance team, covering regulatory compliance, risk assessment and management, policy development and implementation, training and awareness, monitoring and reporting, incident management and response, and advisory services, in accordance with the RICS Service Charge Code of Practice.
	Professional Fees	10410	Legal & Professional Fees - Facilities Management Fees	£ 12,875.00	£ -	£ 12,875.00	100.00%	£ 0.13	Facilities Manager fees for undertaking regular site inspections, implementing and monitoring the performance of contracts, ensuring health and safety compliance, monitoring of works and liaising with tenants.  Includes additional £1,875 for Procurement Fees; an annual cost for the professional services provided by the Procurement team, covering specification, tendering, appointment, and ongoing management of contracted suppliers in accordance with the RICS Service Charge Code of Practice. Provision previously omitted from Budget.
UTILITIES	Electricity	20500	Electricity	£ 75,000.00	£ -	£ 75,000.00	100.00%	£ 0.74	Electricity supply to common parts and retained areas, principally car park / estate lighting. Excludes occupier direct consumption-related costs; Provision previously omitted from Budget.
	Utility Consultancy	20900	Utility procurement and consultancy	£ 2,500.00	£ -	£ 2,500.00	100.00%	£ 0.02	Consultancy and procurement fees incurred for negotiating, reviewing, auditing and reporting on all utilities. Service provided by third party (i.e. <i>Zero Trace Procurement</i> ).
SOFT SERVICES	Cleaning and Sustainability	31100	Cleaning	£ 5,000.00	£ -	£ 5,000.00	100.00%	£ 0.05	Cleaning of common parts and retained areas. Provision previously omitted from Budget.
		31140	Waste management	£ 3,000.00	£ -	£ 3,000.00	100.00%	£ 0.03	Refuse collection and waste management services provided for estate-wide benefit, specifically the removal of litter picking-related / generated waste.
		31150	Pest control	£ 1,000.00	£ 1,280.00	-£ 280.00	-21.88%	£ 0.01	Pest control services provided to common parts and retained areas; Contract cost plus a contingency for unforeseen works/additional attendances.
		31160	Snow clearance/ road gritting	£ 2,500.00	£ -	£ 2,500.00	100.00%	£ 0.02	Costs incurred in gritting the common areas, with snow clearance being charged at an additional cost, if and when required. Includes allowances for supply of snow clearing equipment and gritting salt.
	Landscaping and Environmental	31210	External landscaping	£ 37,215.00	£ 8,348.00	£ 28,867.00	345.80%	£ 0.37	Provision and maintenance of external landscaped areas, including litter picking and maintenance of the pond on site. Increased provision to allow for costs associated with necessary landscaping-related works at the property.
HARD SERVICES	Mechanical and Electrical Services	41400	M&E maintenance and repair	£ 10,000.00	£ 2,120.00	£ 7,880.00	371.70%	£ 0.10	Planned maintenance to the owner’s M&E services, including contractor’s H&S compliance and repairs & maintenance to the drains in the communal areas on site. Allowance increased in line with actual / forecasted expenditure.
	Fabric Repairs and Maintenance	41700	Fabric repairs and maintenance	£ 20,000.00	£ -	£ 20,000.00	100.00%	£ 0.20	Repairs and maintenance of the fabric in common parts and retained areas. Provision previously omitted from Budget.
				£ 188,674.00	£ 25,248.00	£ 163,426.00	647.28%	£ 1.86	

6 SERVICE CHARGE BUDGET: DETAILED SCHEDULE 2 (BUILDING A)

CEL159501	THE CRESCENT, JAYS CLOSE, BASINGSTOKE, RG22 4BS SERVICE CHARGE BUDGET			PERIOD		VAT ELECTED?	YES		
				01/01/2025	TO 31/12/2025				
COST CLASSIFICATIONS	COST CATERGY	EXPENDITURE CODE	COST DESCRIPTION	BUDGET Y/E	BUDGET Y/E	VARIANCE (£)	VARIANCE (%)	COST PER SQ. FT.	NOTES
				31/12/2025	31/12/2024	SCHEDULE 2 - BUILDING A			
MANAGEMENT	Management Fees	10100	Management fees	£ 5,000.00	£ -	£ 5,000.00	100.00%	£ 0.11	Owner or managing agent fees for managing and administering the services that are permitted to be recovered under the terms of the lease, excluding rent collection, asset management, etc. Provision previously omitted from Budget.
	Site Management Resources	10350	Help desk/call centre/info centre	£ 327.00	£ -	£ 327.00	100.00%	£ 0.01	Costs for providing helpdesk facilities. Service provided by Elogbooks, which operates 24/7/365. Additionally, it provides essential software tracking support to monitor contractor performance for all reactive instructions during the year, which in turn enables us to score/assess contractors against their service delivery performance indicators/KPIs.
		10400	LL risk assessments/audits/reviews	£ 2,000.00	£ -	£ 2,000.00	100.00%	£ 0.05	Consultancy fees and other costs associated with provision and review of owner’s health and safety (H&S) management systems; Provisions included for annual Combined Health & Safety / Fire Risk Assessment and a Water Risk Assessment.
	Professional Fees	10410	Legal & Professional Fees - Facilities Management Fees	£ 5,000.00	£ -	£ 5,000.00	100.00%	£ 0.11	Facilities Manager fees for undertaking regular site inspections, implementing and monitoring the performance of contracts, ensuring health and safety compliance, monitoring of works and liaising with tenants; Provision previously omitted from Budget.
UTILITIES	Electricity	20500	Electricity	£ 50,000.00	£ -	£ 50,000.00	100.00%	£ 1.14	Electricity supply to common parts, retained areas and central plant, excluding occupier direct consumption; Provision previously omitted from Budget.
	Gas	20600	Gas	£ 25,000.00	£ -	£ 25,000.00	100.00%	£ 0.57	Gas supply to common parts, retained areas and central plant. Provision previously omitted from Budget.
	Water	20800	Water and Sewerage Charges	£ 10,000.00	£ -	£ 10,000.00	100.00%	£ 0.23	Water supply to central plant, common parts and retained areas. Provision previously omitted from Budget.
SOFT SERVICES	Cleaning and Sustainability	31100	Cleaning	£ 6,500.00	£ 1,720.00	£ 4,780.00	277.91%	£ 0.15	Internal cleaning of common parts and retained areas, including stairwells / entrances and window cleaning.
HARD SERVICES	Mechanical and Electrical Services	41400	M&E maintenance and repair (Air conditioning)	£ 62,000.00	£ 126,807.00	-£ 64,807.00	-100.00%	£ 1.41	Planned maintenance to the owner’s M&E services, including contractor’s H&S compliance. Decrease in line with forecasted expenditure.
	Fabric Repairs and Maintenance	41700	Fabric repairs and maintenance	£ 10,000.00	£ 8,783.00	£ 1,217.00	13.86%	£ 0.23	Repairs and maintenance of the fabric in common parts and retained areas, including roof, windows and doors.
INSURANCE	Engineering Insurance	62100	Engineering insurance	£ 3,000.00	£ -	£ 3,000.00	100.00%	£ 0.07	Landlord's engineering insurance. Provision previously omitted from Budget.
				£ 178,827.00	£ 137,310.00	£ 41,517.00	30.24%	£ 4.08	



7 SERVICE CHARGE BUDGET: DETAILED: SCHEDULE 3 (BUILDING B)

CEL159501	THE CRESCENT, JAYS CLOSE, BASINGSTOKE, RG22 4BS SERVICE CHARGE BUDGET			PERIOD			VAT ELECTED?	YES	
				01/01/2025	TO	31/12/2025			
COST CLASSIFICATIONS	COST CATERGORY	EXPENDITURE CODE	COST DESCRIPTION	BUDGET Y/E	BUDGET Y/E	VARIANCE (£)	VARIANCE (%)	COST PER SQ. FT.	NOTES
				31/12/2025	31/12/2024	SCHEDULE 3 - BUILDING B			
MANAGEMENT	Management Fees	10100	Management fees	£ 3,000.00	£ -	£ 3,000.00	100.00%	£ 0.08	Owner or managing agent fees for managing and administering the services that are permitted to be recovered under the terms of the lease, excluding rent collection, asset management, etc. Provision previously omitted from Budget.
	Site Management Resources	10350	Help desk/call centre/info centre	£ 327.00	£ -	£ 327.00	100.00%	£ 0.01	Costs for providing helpdesk facilities. Service provided by Elogbooks, which operates 24/7/365. Additionally, it provides essential software tracking support to monitor contractor performance for all reactive instructions during the year, which in turn enables us to score/assess contractors against their service delivery performance indicators/KPIs. Provision previously omitted from Budget.
		10400	LL risk assessments/audits/reviews	£ 1,350.00	£ -	£ 1,350.00	100.00%	£ 0.04	Consultancy fees and other costs associated with provision and review of owner’s health and safety (H&S) management systems; Allowances included for annual Water Risk Assessment and Combined Health & Safety / Fire Risk Assessment. Provision previously omitted from Budget.
	Professional Fees	10410	Legal & Professional Fees - Facilities Management Fees	£ 3,000.00	£ -	£ 3,000.00	100.00%	£ 0.08	Facilities Manager fees for undertaking regular site inspections, implementing and monitoring the performance of contracts, ensuring health and safety compliance, monitoring of works and liaising with tenants. Provision previously omitted from Budget.
UTILITIES	Electricity	20500	Electricity	£ 15,000.00	£ -	£ 15,000.00	100.00%	£ 0.42	Electricity supply to common parts and retained areas and central plant, excluding occupier direct consumption. Provision previously omitted from Budget.
	Water	20800	Water and Sewerage Charges	£ 10,000.00	£ -	£ 10,000.00	100.00%	£ 0.28	Water supply to central plant, common parts and retained areas. Provision previously omitted from Budget.
SOFT SERVICES	Cleaning and Sustainability	31100	Cleaning	£ 6,500.00	£ -	£ 6,500.00	100.00%	£ 0.18	Internal cleaning of common parts and retained areas, including stairwells / entrances and window cleaning; Provision included for annual contract costs and any necessary consumables. Provision previously omitted from Budget.
HARD SERVICES	Mechanical and Electrical Services	41400	M&E maintenance and repair	£ 35,000.00	£ 1,580.00	£ 33,420.00	2115.19%	£ 0.98	Planned maintenance to the owner’s M&E services, including contractor’s H&S compliance. Allowance increased in line with actual / forecasted expenditure.
	Fabric Repairs and Maintenance	41700	Fabric repairs and maintenance	£ 10,000.00	£ 1,929.00	£ 8,071.00	418.40%	£ 0.28	Repairs and maintenance of the fabric in common parts and retained areas, including roof, windows and doors. Allowance increased in line with actual / forecasted expenditure.
INSURANCE	Engineering Insurance	62100	Engineering insurance	£ 600.00	£ -	£ 600.00	100.00%	£ 0.02	Landlord's engineering insurance. Provision previously omitted from Budget.
				£ 84,777.00	£ 3,509.00	£ 81,268.00	2315.99%	£ 2.36	

8

SERVICE CHARGE BUDGET: DETAILED: SCHEDULE 4 (BUILDING C)

CEL159501	THE CRESCENT, JAYS CLOSE, BASINGSTOKE, RG22 4BS SERVICE CHARGE BUDGET			PERIOD			VAT ELECTED?	YES	
				01/01/2025	TO	31/12/2025			
COST CLASSIFICATIONS	COST CATERGORY	EXPENDITURE CODE	COST DESCRIPTION	BUDGET Y/E	BUDGET Y/E	VARIANCE (£)	VARIANCE (%)	COST PER SQ. FT.	NOTES
				31/12/2025	31/12/2024	SCHEDULE 4 - BUILDING C			
UTILITIES	Electricity	20500	Electricity	£ 120,000.00	£ -	£ 120,000.00	100.00%	£ 5.49	Occupier electricity-related direct consumption costs; Exact amount to be established / reconciled at year-end.
	Water	20800	Water and Sewerage Charges	£ 10,000.00	£ -	£ 10,000.00	100.00%	£ 0.46	Occupier water-related direct consumption costs; Exact amount to be established / reconciled at year-end
				£ 130,000.00	£ -	£ 130,000.00	100.00%	£ 5.95	

9 SERVICE CHARGE BUDGET: DETAILED: SCHEDULE 5 (COMMON PARTS BUILDINGS A&B)

CEL159501	THE CRESCENT, JAYS CLOSE, BASINGSTOKE, RG22 4BS SERVICE CHARGE BUDGET			PERIOD			VAT ELECTED?	YES
				01/01/2025	TO	31/12/2025		
COST CLASSIFICATIONS	COST CATERGORY	EXPENDITURE CODE	COST DESCRIPTION	BUDGET Y/E	BUDGET Y/E	VARIANCE (£)	VARIANCE (%)	COST PER SQ. FT.
				31/12/2025	31/12/2024	SCHEDULE 5 - COMMON PARTS BUILDINGS A&B		
UTILITIES	Electricity	20500	Electricity	£ 500.00	£ -	£ 500.00	100.00%	£ 0.01
SOFT SERVICES	Cleaning and Sustainability	31100	Cleaning	£ 2,000.00	£ -	£ 2,000.00	100.00%	£ 0.03
HARD SERVICES	Mechanical and Electrical Services	41400	M&E maintenance and repair	£ 1,500.00	£ -	£ 1,500.00	100.00%	£ 0.02
	Fabric Repairs and Maintenance	41700	Fabric repairs and maintenance	£ 1,500.00	£ -	£ 1,500.00	100.00%	£ 0.02
				£ 5,500.00	£ -	£ 5,500.00	100.00%	£ 0.07

10

SERVICE CHARGE BUDGET: DETAILED: SCHEDULE 6 (COMMON PARTS BUILDINGS B&C)

CEL159501	THE CRESCENT, JAYS CLOSE, BASINGSTOKE, RG22 4BS SERVICE CHARGE BUDGET			PERIOD		VAT ELECTED?	YES		
				01/01/2025	TO 31/12/2025				
COST CLASSIFICATIONS	COST CATERGORY	EXPENDITURE CODE	COST DESCRIPTION	BUDGET Y/E	BUDGET Y/E	VARIANCE (£)	VARIANCE (%)	COST PER SQ. FT.	NOTES
				31/12/2025	31/12/2024	SCHEDULE 6 - COMMON PARTS BUILDINGS B&C			
UTILITIES	Electricity	20500	Electricity	£ 500.00	£ -	£ 500.00	100.00%	£ 0.01	Electricity supply to common parts, retained areas and central plant, excluding occupier direct consumption. Provision previously ommitted from Budget.
SOFT SERVICES	Cleaning and Sustainability	31100	Cleaning	£ 2,000.00	£ -	£ 2,000.00	100.00%	£ 0.03	Cleaning of common parts and retained areas. Provision previously omitted from Budget.
HARD SERVICES	Mechanical and Electrical Services	41400	M&E maintenance and repair	£ 1,500.00	£ -	£ 1,500.00	100.00%	£ 0.03	Planned maintenance to the owners M&E services, including contractor's H&S compliance. Provision previously omitted from Budget.
	Fabric Repairs and Maintenance	41700	Fabric repairs and maintenance	£ 1,500.00	£ -	£ 1,500.00	100.00%	£ 0.03	Repair and maintenance of the building structure and fabric in common parts and retained areas. Provision previously omitted from Budget.
				£ 5,500.00	£ -	£ 5,500.00	100.00%	£ 0.10	



11

SERVICE CHARGE BUDGET: DETAILED: SCHEDULE 7 (BUILDING A LIFT)

CEL159501	THE CRESCENT, JAYS CLOSE, BASINGSTOKE, RG22 4BS SERVICE CHARGE BUDGET			PERIOD			VAT ELECTED?	YES	
				01/01/2025	TO	31/12/2025			
COST CLASSIFICATIONS	COST CATERGORY	EXPENDITURE CODE	COST DESCRIPTION	BUDGET Y/E	BUDGET Y/E	VARIANCE (£)	VARIANCE (%)	COST PER SQ. FT.	NOTES
				31/12/2025	31/12/2024	SCHEDULE 7 - BUILDING A LIFT			
MANAGEMENT	Site Management Resources	10330	Office costs	£ 500.00	£ -	£ 500.00	100.00%	£ 0.01	Costs relating to provision of emergency communication capabilities.
UTILITIES	Electricity	10370	Electricity	£ 500.00	£ -	£ 500.00	100.00%	£ 0.01	Electricity supply to and consumed by lift. Provision previously omitted from Budget.
HARD SERVICES	Lifts and Escalators	41500	Lift maintenance contract & repair	£ 2,500.00	£ -	£ 2,500.00	100.00%	£ 0.06	Maintenance and repair of lifts in the common part and retained areas, including contractor's H&S compliance. Provision previously omitted from Budget.
INSURANCE	Engineering Insurance	62100	Engineering Insurance (Lift Insurance)	£ 1,200.00	£ 958.00	£ 242.00	25.26%	£ 0.03	Landlord's engineering insurance. Provision increased in line with actual / forecasted expenditure.
				£ 4,700.00	£ 958.00	£ 3,742.00	390.61%	£ 0.11	

12 SERVICE CHARGE BUDGET: DETAILED: SCHEDULE 8 (BUILDING B - LIFTS)

CEL159501	THE CRESCENT, JAYS CLOSE, BASINGSTOKE, RG22 4BS SERVICE CHARGE BUDGET			PERIOD		VAT ELECTED?	YES		
				01/01/2025	TO 31/12/2025				
COST CLASSIFICATIONS	COST CATERGORY	EXPENDITURE CODE	COST DESCRIPTION	BUDGET Y/E	BUDGET Y/E	VARIANCE (£)	VARIANCE (%)	COST PER SQ. FT.	NOTES
				31/12/2025	31/12/2024	SCHEDULE 8 - BUILDING B LIFTS			
MANAGEMENT	Site Management Resources	10330	Office costs	£ 500.00	£ -	£ 500.00	100.00%	£ 0.01	Costs relating to provision of emergency communication capabilities.
UTILITIES	Electricity	20500	Electricity	£ 500.00	£ -	£ 500.00	100.00%	£ 0.01	Electricity supply to and consumed by lifts. Provision previously ommitted from Budget.
HARD SERVICES	Lifts and Escalators	41500	Lift maintenance contract & repair	£ 4,500.00	£ -	£ 4,500.00	100.00%	£ 0.13	Maintenance and repair of lifts in the common part and retained areas, including contractor's H&S compliance.
INSURANCE	Engineering Insurance	62100	Engineering Insurance (Lift insurance)	£ 1,200.00	£ 958.00	£ 242.00	25.26%	£ 0.03	Landlord's engineering insurance. Allowance increased in line with actual / forecasted expenditure.
				£ 6,700.00	£ 958.00	£ 5,742.00	599.37%	£ 0.19	

## 13 APPORTIONMENT

### APPORTIONMENT POLICY

Colliers, acting for and on behalf of *Glendine Developments Limited (in Administration)* , apportions costs to occupiers on a fair and reasonable basis with due regard to lease provisions, applying this consistently throughout the property, taking into account the physical size, nature of use, and benefits to and use by the occupier(s).

Where services are provided for the benefit of specific occupiers only, we allocate these costs to the specific occupiers benefiting from them. For example, where there is a consumption of electricity from a common supply, that usage is measured through a sub meter and the costs are recharged directly to the tenant.

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APPORTIONMENT SCHEDULE																						DO NOT ISSUE		
DEMISE	TENANT	FLOOR AREA (SF)	PERCENTAGE ALLOCATIONS	AMOUNT DUE	PERCENTAGE ALLOCATIONS	AMOUNT DUE	PERCENTAGE ALLOCATIONS	AMOUNT DUE	PERCENTAGE ALLOCATIONS	AMOUNT DUE	PERCENTAGE ALLOCATIONS	AMOUNT DUE	PERCENTAGE ALLOCATIONS	AMOUNT DUE	PERCENTAGE ALLOCATIONS	AMOUNT DUE	PERCENTAGE ALLOCATIONS	AMOUNT DUE	TOTAL DUE ALL SCHEDULES	TOTAL DUE PER SQUARE FOOT	PAYABLE BY TENANT	PAYABLE BY LANLORD	COMMENTS	
			SCHEDULE 1 - ESTATE		SCHEDULE 2 - BUILDING A		SCHEDULE 3 - BUILDING B		SCHEDULE 4 - BUILDING C		SCHEDULE 5 - COMMON PARTS BUILDINGS A&B		SCHEDULE 6 - COMMON PARTS BUILDINGS B&C		SCHEDULE 7- BUILDING A LIFT		SCHEDULE 8 - BUILDING B LIFTS							
			£	188,674.00	£	178,827.00	£	84,777.00	£	130,000.00	£	5,500.00	£	5,500.00	£	4,700.00	£	6,700.00						
Building A GF & FF RHS	Vision RT	32,700	32.20%	£ 60,752.31	74.61%	£ 133,431.67	0.00%	£ -	0.00%	£ -	41.03%	£ 2,256.84	0.00%	£ -	74.61%	£ 3,506.90	0.00%	£ -	£ 199,947.72	£ 6.11	£ 199,947.72	£ -	-	
Building A FF LHS	Glendine Developments Limited (in Administration)	11,125	10.95%	£ 20,668.79	25.39%	£ 45,395.33	0.00%	£ -	0.00%	£ -	13.96%	£ 767.81	0.00%	£ -	25.39%	£ 1,193.10	0.00%	£ -	£ 68,025.03	£ 6.11	£ -	£ 68,025.03	-	
Building B GF	Vacant / Imminent occupancy	17,786	17.51%	£ 33,044.05	0.00%	£ -	49.59%	£ 42,041.03	0.00%	£ -	22.32%	£ 1,227.53	30.81%	£ 1,694.52	0.00%	0.00%	49.59%	£ 3,322.54	£ 81,329.68	£ 4.57	£ -	£ 81,329.68	-	
Building B FF	Glendine Developments Limited (in Administration)	18,080	17.80%	£ 33,590.27	0.00%	£ -	50.41%	£ 42,735.97	0.00%	£ -	22.69%	£ 1,247.82	31.32%	£ 1,722.53	0.00%	0.00%	50.41%	£ 3,377.46	£ 82,674.04	£ 4.57	£ -	£ 82,674.04	-	
Building C GF	Glendine Developments Limited (in Administration)	11,050	10.88%	£ 20,529.45	0.00%	£ -	0.00%	£ -	50.54%	£ 65,704.62	0.00%	£ -	19.14%	£ 1,052.76	0.00%	0.00%	0.00%	£ -	£ 87,286.83	£ 7.90	£ -	£ 87,286.83	-	
Building C FF	Glendine Developments Limited (in Administration)	10,813	10.65%	£ 20,089.13	0.00%	£ -	0.00%	£ -	49.46%	£ 64,295.38	0.00%	£ -	18.73%	£ 1,030.18	0.00%	0.00%	0.00%	£ -	£ 85,414.70	£ 7.90		£ 85,414.70	-	
TOTALS		101,554	100.00%	£ 188,674.00	100.00%	£ 178,827.00	100.00%	£ 84,777.00	100.00%	£ 130,000.00	100.00%	£ 5,500.00	100.00%	£ 5,500.00	100.00%	£ 4,700.00	100.00%	£ 6,700.00	£ 604,678.00	£ 5.95	£ 199,947.72	£ 404,730.28		



15

MAJOR CONTRACTS

OVERVIEW					
CONTRACT	CONTRACTOR	VALUE (NET)		LAST TENDERED	DETAILS
Litter Picking & Landscaping	Nurture	£	24,715.19	2024	This was placed into contract in 2024. The contract is currently on a three-year fixed agreement (from 2024 onwards).
Pest Control	Nurture	£	480.00	2024	This was placed into contract in 2024. The contract is currently on a three-year fixed agreement (from 2024 onwards).
M&E Contracts	Servio	In the process of agreeing contract with Servio who are appointed provider for mechanical and electrical services			
Waste	Recorra	In the process of agreeing contract with Recorra			
Gritting/Snow Clearance	Ground Control	In the process of agreeing contract with Ground Control			
CONCLUSION					

We shall continue to monitor costs and test contracts for best value. We endeavour, at all times, to ensure that a high level and best value for money service is delivered to all tenants, in accordance with the current RICS Service Charge Code.

