

# **Brock End RTM Company Ltd**

Report of the Directors and unaudited Financial Statements for the year ended

30 September 2020

Company limited by guarantee No 08808206

# **Brock End RTM Company Ltd**

## **FINANCIAL STATEMENTS**

**YEAR ENDED 30 SEPTEMBER 2020**

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**BROCK END RTM COMPANY LTD**

**REPORT OF THE DIRECTORS**

**YEAR ENDED 30 SEPTEMBER 2020**

The directors submit their report together with the financial statements for the year ended 30th September 2020.

**PRINCIPAL ACTIVITIES**

The principal activity of the company is to manage, maintain and administer land and buildings at Brock End, Swindon. The company is a "Right To Manage" (RTM) company operating under the standard Articles of Association as determined by the Commonhold and Leasehold Reform Act 2002.

**BUSINESS REVIEW**

The Right to Manage was exercised by individual blocks on the following dates; Croft House and Newport House on 1 May 2015, Southwich House on 1 November 2016, Betjeman House and Scott House on 1 April 2017 and Vilett House on 1 January 2018. Although the landlord's managing agent has a legal obligation to hand over all uncommitted service charge reserves and records when the Right To Manage was exercised this did not take place. The company engaged a solicitor during the previous year at a cost of £4,036 and as a result a sum of £56,852 was recovered.

**SERVICE CHARGE ACCOUNTS**

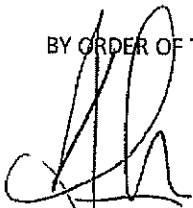
The directors have produced the statutory accounts for the year showing the service charge accounts passing through the company as they consider the company is acting as a principal rather than agent to the members.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 October 2019 to the date of this report.

David James Salsbury  
James Charles Webster  
Rosina Angela Yalden

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MIRPM  
Company Secretary  
17 December 2020.

Registered Office:  
15 Windsor Road  
Swindon  
SN3 1JP

Registered in England No 08808206  
[www.brockend.co.uk](http://www.brockend.co.uk)

**BROCK END RTM COMPANY LTD**

Registered Number 08808206

**Income Statement**

**For the year ended 30 September 2020**

		<b>2020</b>	<b>2019</b>
	Notes	£	£
<b>TURNOVER</b>	3	46,800	46,850
Administrative expenses	11	(37,697)	(33,919)
<b>OPERATING SURPLUS</b>		<u>9,103</u>	<u>12,931</u>
Interest receivable and similar income	7	1,157	837
<b>RETAINED SURPLUS FOR THE FINANCIAL YEAR</b>	8	<u><u>10,260</u></u>	<u><u>13,768</u></u>

**BROCK END RTM COMPANY LTD**  
Registered Number 08808206

**Balancing Statement as at 30 September 2020**

	Notes	30 September 2020		30 September 2019	
		£	£	£	£
<b>CURRENT ASSETS</b>					
Cash at Bank		136,321		121,661	
Debtors	4	<u>5,371</u>		<u>5,500</u>	
		141,692		127,161	
<b>CREDITORS</b>					
Amounts falling due within one year	5	(12,059)		(7,788)	
<b>NET CURRENT ASSETS</b>			129,633		119,373
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>129,633</u>		<u>119,373</u>
<b>RESERVES</b>					
Service charge reserves	8		129,633		119,373
<b>Leaseholders' Funds</b>			<u>129,633</u>		<u>119,373</u>

a. For the year ending 30 September 2020 the company was entitled to exemption under section 477 of the Companies Act 2006.

b. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

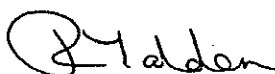
c. The directors acknowledge their responsibility for:

i. ensuring the company keeps accounting records which comply with Section 386; and

ii. preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit or loss for the financial year, in accordance with the requirements of section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as is applicable to the company.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors on 17 December 2020 and signed on their behalf by:



Rosina Yalden

Director

**BROCK END RTM COMPANY LTD**  
Registered Number 08808206

**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 30 SEPTEMBER 2020**

**1 ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with provisions applicable to companies subject to the small companies' regime and as required under section 21(5) of the Landlord & Tenant Act 1985 and the RICS Service Charge Residential Management Code.

**2 STATUTORY INFORMATION**

Brock End RTM Company Ltd. is a private company, limited by guarantee, registered in England and Wales. The company's registered number and registered office address can be found on the Directors' Report page.

**3 TURNOVER**

Turnover represents the amounts derived from the provision of services during the year, exclusive of value added tax.

	<u>30.09.20</u>	<u>30.09.19</u>
	£	£
Service Charges receivable for year	46,800	46,850

**4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<u>30.09.20</u>	<u>30.09.19</u>
	£	£
Trade Debtors ( <i>outstanding Service Charges</i> )*	1,400	1,602
Payments in advance ( <i>prepaid insurance cover</i> )	3,971	3,898
	<u>5,371</u>	<u>5,500</u>

\* No 4 Betjeman House £1,400.

**5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<u>30.09.20</u>	<u>30.09.19</u>
	£	£
Accrued expenses ( <i>costs not yet paid</i> )	6,319	1,758
Service charges received from leaseholders in advance	5,740	6,030
	<u>12,059</u>	<u>7,788</u>

**6 RELATED PARTY DISCLOSURES**

**Rosina Yalden - director**

	<u>30.09.20</u>	<u>30.09.19</u>
	£	£
Balance b/f	-	-
Service Charges due from director	4,700	5,100
Received during year	(4,700)	(5,100)
Balance due at year-end	<u>0</u>	<u>0</u>

**David Salisbury - director**

Balance b/f	(1,800)	(2,000)
Service Charges due from director	1,800	2,000
Received during year	(900)	(1,800)
Balance received from director in advance at year-end	<u>(900)</u>	<u>(1,800)</u>

**James Webster - director**

Balance b/f	(1,000)	(1,050)
Service Charges due from director	2,000	2,100
Received during year	(1,000)	(2,050)
Balance received from director in advance at year-end	<u>0</u>	<u>(1,000)</u>

**7 INTEREST RECEIVABLE**

	<u>30.09.20</u>	<u>30.09.19</u>
	£	£
Bank Interest	1,157	837

**BROCK END RTM COMPANY LTD**

Registered Number 08808206

**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 30 SEPTEMBER 2020**

**8 SERVICE CHARGE RESERVES**

	Total	Croft	Newport	Southwich	Scott	Betjeman	Vilett
	House	House	House	House	House	House	House
	£	£	£	£	£	£	£
As at 1st October 2019	119,373	24,532	23,899	35,011	14,983	10,744	10,204
Surplus for year (note 11)	10,260	1,054	(379)	3,817	1,227	2,221	2,320
As at 30th September 2020	129,633	25,586	23,520	38,828	16,210	12,965	12,524

The directors consider that service charge reserves should be maintained at a level equal to approximately 2 years service charge income in order to avoid large fluctuations in service charge demands from year to year.

**9 - 10.**

**NOTES TO THE CASH FLOW STATEMENT**

**9 Reconciliation of operating surplus to operating cash flows**

	30.09.20	30.09.19
	£	£
Operating surplus	9,103	12,931
Decrease in debtors (note 4)	129	1,475
Increase/(decrease) in operating creditors (note 5)	4,271	(5,007)
Net cash inflow from operating activities	13,503	9,399

**10 Analysis of changes in cash during the year.**

	30.09.20	30.09.19
	£	£
Balance brought forward	121,661	54,760
Interest received	1,157	837
Service charge reserves recovered from freeholder	-	56,665
Net cash inflow from operating activities (note 9)	13,503	9,399
Balance at year-end	136,321	121,661

**11 The following notes do not form part of the statutory accounts**

**Detailed Income and Expenditure**

	Croft	Newport	Southwich	Scott	Betjeman	Vilett	30.09.20
	House	House	House	House	House	House	Total
	£	£	£	£	£	£	£
Total Income (note 3)	5,400	5,400	13,200	6,500	6,800	9,500	46,800
Cleaning	(480)	(480)	(960)	(480)	(420)	(960)	(3,780)
Window Cleaning	(137)	(137)	(275)	(114)	(92)	(115)	(870)
Electricity - communal areas	(259)	(259)	(517)	(216)	(172)	(215)	(1,638)
Building maintenance	(585)	(2,018)	(1,600)	(1,500)	(1,281)	(1,477)	(8,461)
Fire risk assessment - doors	(225)	(225)	(449)	(187)	(150)	(187)	(1,423)
Electrical maintenance	-	-	(180)	-	-	(55)	(235)
Insurance - buildings	(766)	(766)	(1,612)	(1,198)	(1,198)	(2,594)	(8,134)
Insurance - D&O	(14)	(14)	(29)	(12)	(11)	(12)	(92)
Maintenance - estate	(671)	(671)	(1,343)	(559)	(448)	(559)	(4,251)
Maintenance - site lighting	-	-	-	-	-	-	0
Maintenance - gate	(203)	(203)	(405)	(169)	(135)	(168)	(1,283)
Grounds maintenance	(343)	(343)	(687)	(286)	(229)	(286)	(2,174)
Accounts	(152)	(152)	(303)	(126)	(101)	(126)	(960)
Managing agent	(666)	(666)	(1,333)	(555)	(445)	(555)	(4,220)
Company registration fees	(14)	(14)	(27)	(11)	(10)	(11)	(87)
Sundries	(14)	(14)	(28)	(12)	(9)	(12)	(89)
	(4,529)	(5,962)	(9,748)	(5,425)	(4,701)	(7,332)	(37,697)
Operating surplus	871	(562)	3,452	1,075	2,099	2,168	9,103
Add interest received (note 7)	183	183	365	152	122	152	1,157
To/(from) reserves	1,054	(379)	3,817	1,227	2,221	2,320	10,260

**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 30 SEPTEMBER 2020**

**11 Detailed Income and Expenditure - prior year**

	Croft House	Newport House	Southwich House	Scott House	Betjeman House	Vilett House	<b>30.09.19</b> Total £
	£	£	£	£	£	£	£
Total Income (note 3)	6,000	6,000	13,200	6,250	6,400	9,000	<b>46,850</b>
Cleaning	(480)	(480)	(960)	(480)	(420)	(960)	<b>(3,780)</b>
Window Cleaning	(133)	(133)	(265)	(110)	(88)	(111)	<b>(840)</b>
Electricity - communal areas	(205)	(205)	(411)	(171)	(137)	(171)	<b>(1,300)</b>
Building maintenance	(24)	-	(580)	(1,006)	(1,127)	(2,688)	<b>(5,425)</b>
Door Access system	(825)	-	(825)	(775)	-	-	<b>(2,425)</b>
Fire risk assessment	(110)	(110)	(220)	(91)	(73)	(91)	<b>(695)</b>
Electrical maintenance	-	-	-	-	-	(844)	<b>(844)</b>
Insurance - buildings	(737)	(737)	(1,553)	(1,154)	(1,154)	(2,337)	<b>(7,672)</b>
Insurance - D&O	(27)	(27)	(54)	(22)	(18)	(22)	<b>(170)</b>
Maintenance - estate	(311)	(311)	(623)	(260)	(208)	(260)	<b>(1,973)</b>
Maintenance - site lighting	(116)	(116)	(232)	(97)	(77)	(97)	<b>(735)</b>
Maintenance - gate	(130)	(130)	(259)	(108)	(85)	(108)	<b>(820)</b>
Grounds maintenance	(349)	(349)	(698)	(291)	(232)	(291)	<b>(2,210)</b>
Accounts	(133)	(133)	(265)	(110)	(88)	(111)	<b>(840)</b>
Managing agent	(636)	(636)	(1,272)	(531)	(425)	(530)	<b>(4,030)</b>
Company registration fees	(14)	(14)	(27)	(11)	(10)	(11)	<b>(87)</b>
Sundries	(11)	(11)	(23)	(10)	(8)	(10)	<b>(73)</b>
	<b>(4,241)</b>	<b>(3,392)</b>	<b>(8,267)</b>	<b>(5,227)</b>	<b>(4,150)</b>	<b>(8,642)</b>	<b>(33,919)</b>
Operating surplus	1,759	2,608	4,933	1,023	2,250	358	<b>12,931</b>
Add interest received (note 7)	374	349	64	50	0	0	<b>837</b>
To reserves	<b>2,133</b>	<b>2,957</b>	<b>4,997</b>	<b>1,073</b>	<b>2,250</b>	<b>358</b>	<b>13,768</b>