

Brock End RTM Company Ltd

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

30 September 2021

Company limited by guarantee No 08808206

Brock End RTM Company Ltd

FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2021

INDEX

PAGE

1	REPORT OF THE DIRECTORS
2	INCOME STATEMENT
3	BALANCING STATEMENT
4 - 6	NOTES TO THE FINANCIAL STATEMENTS

BROCK END RTM COMPANY LTD

REPORT OF THE DIRECTORS

YEAR ENDED 30 SEPTEMBER 2021

The directors submit their report together with the financial statements for the year ended 30th September 2021.

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.

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

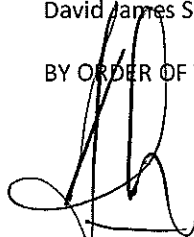
The directors shown below have held office during the whole of the period from 1 October 2020 to the date of this report.

James Charles Webster
Rosina Angela Yalden

The following director resigned between 1 October 2020 and the date of this report.

David James Salsbury - resigned 5 July 2021

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MIRPM
Company Secretary
8 October 2021.

Registered Office:
15 Windsor Road
Swindon
SN3 1JP

Registered in England No 08808206
www.brockend.co.uk

BROCK END RTM COMPANY LTD

Registered Number 08808206

Income Statement

For the year ended 30 September 2021

		2021	2020
	Notes	£	£
TURNOVER	3	45,240	46,800
Administrative expenses	10	(28,081)	(37,697)
OPERATING SURPLUS		17,159	9,103
Interest receivable and similar income	6	713	1,157
RETAINED SURPLUS FOR THE FINANCIAL YEAR	7	17,872	10,260

BROCK END RTM COMPANY LTD

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Balancing Statement as at 30 September 2021	Notes	30 September 2021		30 September 2020	
		£	£	£	£
CURRENT ASSETS					
Cash at Bank		154,655		136,321	
Debtors	4	<u>3,289</u>		<u>5,371</u>	
		157,944		141,692	
CREDITORS					
Amounts falling due within one year	5	(10,439)		(12,059)	
NET CURRENT ASSETS			147,505		129,633
TOTAL ASSETS LESS CURRENT LIABILITIES			<u><u>147,505</u></u>		<u><u>129,633</u></u>
RESERVES					
Service charge reserves	7		147,505		129,633
Leaseholders' Funds			<u><u>147,505</u></u>		<u><u>129,633</u></u>

a. For the year ending 30 September 2021 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 8 October 2021 and signed on their behalf by:



Rosina Yalden - director

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 30 SEPTEMBER 2021

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.

The average number of employees during the year was: none. (2020: none)

3 TURNOVER

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

	<u>30.09.21</u>	<u>30.09.20</u>
	£	£
Service Charges receivable for year	45,240	46,800

4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>30.09.21</u>	<u>30.09.20</u>
	£	£
Trade Debtors (<i>outstanding Service Charges</i>)	-	1,400
Payments in advance (<i>prepaid insurance cover</i>)	3,289	3,971
	<u>3,289</u>	<u>5,371</u>

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>30.09.21</u>	<u>30.09.20</u>
	£	£
Accrued expenses (<i>costs incurred and not yet paid</i>)	3,764	6,319
Service charges received from leaseholders in advance	6,675	5,740
	<u>10,439</u>	<u>12,059</u>

6 INTEREST RECEIVABLE

	<u>30.09.21</u>	<u>30.09.20</u>
	£	£
Bank Interest	713	1,157

7 SERVICE CHARGE RESERVES

	Total	Croft	Newport	Southwich	Scott	Betjeman	Vilett
	£	House	House	House	House	House	House
	£	£	£	£	£	£	£
As at 1st October 2020	129,633	25,586	23,520	38,828	16,210	12,965	12,524
Surplus for year (note 11)	17,872	1,991	1,419	3,829	2,753	3,671	4,209
As at 30th September 2021	<u>147,505</u>	<u>27,577</u>	<u>24,939</u>	<u>42,657</u>	<u>18,963</u>	<u>16,636</u>	<u>16,733</u>

Reserves Policy - Croft House, Newport House, Southwich House and Scott House.

The directors consider that the current level of service charge reserves for these modern blocks is sufficient in order to avoid large fluctuations in service charge demands from year to year. The service charges for the next financial year has therefore, been further reduced by £50 per apartment in the anticipation that income and expenditure will be approximately equal.

Reserves Policy - Betjeman House and Vilett House

These two blocks exercised their Right To Manage later than the other blocks and have had less time to build their reserves since Right To Manage was exercised. The directors consider that service charge reserves for these two older blocks dating from the 1700's should be increased in order to build reserves sufficient to ensure that the cost of future maintenance works are adequately funded and to avoid a large increase in service charge in the period that the work takes place. The service charges for the next financial year have therefore been increased by £215 for Betjeman House where maintenance work subject to a Section 20 Notice will take place next year and £200 for Vilett House.

BROCK END RTM COMPANY LTD

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8 Reconciliation of operating surplus to operating cash flows	30.09.21	30.09.20					
	£	£					
Operating surplus	17,159	9,103					
Decrease in debtors (note 4)	2,082	129					
(Decrease)/increase in operating creditors (note 5)	(1,620)	4,271					
Net cash inflow from operating activities	<u>17,621</u>	<u>13,503</u>					
9 Analysis of changes in cash during the year.	30.09.21	30.09.20					
	£	£					
Balance brought forward	136,321	121,661					
Interest received	713	1,157					
Net cash inflow from operating activities (note 8)	17,621	13,503					
Balance at year-end	<u>154,655</u>	<u>136,321</u>					
10 The following notes do not form part of the statutory accounts							
Detailed Income and Expenditure		30.09.21					
	Croft House £	Newport House £	Southwich House £	Scott House £	Betjeman House £	Vilett House £	Total £
Total Income (note 3)	5,400	5,400	10,800	6,500	7,140	10,000	45,240
Cleaning	(515)	(515)	(1,029)	(515)	(450)	(1,029)	(4,053)
Window Cleaning	(103)	(103)	(202)	(84)	(67)	(81)	(640)
Electricity - communal areas	(240)	(240)	(481)	(200)	(161)	(200)	(1,522)
Building maintenance	(45)	(617)	(171)	(347)	(418)	(457)	(2,055)
Fire risk assessment - doors	-	-	-	-	-	-	0
Electrical maintenance	-	-	-	-	(72)	(72)	(144)
Insurance - buildings	(701)	(701)	(1,477)	(1,097)	(1,097)	(2,446)	(7,519)
Insurance - D&O	(16)	(16)	(33)	(14)	(11)	(13)	(103)
Maintenance - estate	(627)	(627)	(1,255)	(523)	(418)	(523)	(3,973)
Maintenance - gate	(58)	(58)	(115)	(48)	(38)	(48)	(365)
Grounds maintenance	(351)	(351)	(702)	(293)	(234)	(293)	(2,224)
Accounts	(152)	(152)	(303)	(126)	(101)	(126)	(960)
Managing agent	(696)	(696)	(1,393)	(580)	(464)	(581)	(4,410)
Company registration fees	(14)	(14)	(27)	(11)	(10)	(11)	(87)
Sundries	(4)	(4)	(8)	(3)	(3)	(4)	(26)
	<u>(3,522)</u>	<u>(4,094)</u>	<u>(7,196)</u>	<u>(3,841)</u>	<u>(3,544)</u>	<u>(5,884)</u>	<u>(28,081)</u>
Operating surplus	1,878	1,306	3,604	2,659	3,596	4,116	17,159
Add interest received (note 7)	113	113	225	94	75	93	713
To reserves	<u>1,991</u>	<u>1,419</u>	<u>3,829</u>	<u>2,753</u>	<u>3,671</u>	<u>4,209</u>	<u>17,872</u>

BROCK END RTM COMPANY LTD

Registered Number 08808206

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 30 SEPTEMBER 2021**10 Detailed Income and Expenditure - prior year**

	Croft House £	Newport House £	Southwich House £	Scott House £	Betjeman House £	Vilett House £	<u>30.09.20</u> 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 - 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 reserves	1,054	(379)	3,817	1,227	2,221	2,320	10,260

11 Other information**Ground Rent**

The 38 apartments are believed to be held on similar leases that run from 1 October 2007 for 125 years. Ground rent is payable to the freeholder on the first day of March and first day of September each year of £150.00 a year for the first 15 years after which the lease states that the ground rent will rise in line with the Private Sector Average Earnings Index: all employees - main industrial sectors published by the Office for National Statistics

Service charges

The leaseholders have appointed a professional local independent managing agent to manage the site on their behalf. The managing agent recommends the level of service charges based on forecast expenditure. The charges are discussed and agreed with the directors appointed by the leaseholders. No commissions or kick-backs of any kind are received by the managing agent or any of the directors.