

Brock End RTM Company Ltd

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

30 September 2025

Company limited by guarantee No 08808206

Brock End RTM Company Ltd

FINANCIAL STATEMENTS

YEAR ENDED 30 SEPTEMBER 2025

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BROCK END RTM COMPANY LTD

REPORT OF THE DIRECTORS

YEAR ENDED 30 SEPTEMBER 2025

The directors submit their report together with the financial statements for the year ended 30th September 2025.

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 required by the Commonhold and Leasehold Reform Act 2002.

BUSINESS REVIEW

During the year new steel entrance doors were installed to Croft House, Newport House and Southwich House and the exterior of Vilett House was redecorated. Estate maintenance costs include the removal of a large tree that was in in close proximity to Southwich House.

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 2024 to the date of this report.

James Charles Webster
Rosina Angela Yalden

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MTPI
Company Secretary
30 October 2025.

Registered Office:

15 Windsor Road
Swindon
SN3 1JP

Registered in England No 08808206
W: brockend.co.uk

BROCK END RTM COMPANY LTD

Registered Number 08808206

Income Statement

For the year ended 30 September 2025

		2025	2024
	Notes	£	£
TURNOVER	3	54,200	51,345
Administrative expenses	10	(71,658)	(46,167)
OPERATING (DEFICIT)/SURPLUS		<u>(17,458)</u>	<u>5,178</u>
Interest receivable and similar income	6	4,207	4,736
RETAINED (DEFICIT)/SURPLUS FOR THE FINANCIAL YEAR	7	<u><u>(13,251)</u></u>	<u><u>9,914</u></u>

BROCK END RTM COMPANY LTD

Registered Number 08808206

Balancing Statement as at 30 September 2025

	Notes	30 September 2025		30 September 2024	
		£	£	£	£
CURRENT ASSETS					
Cash at Bank		176,292		184,396	
Debtors	4	<u>7,885</u>		<u>6,334</u>	
		184,177		190,730	
CREDITORS					
Amounts falling due within one year	5	(15,843)		(9,145)	
NET CURRENT ASSETS			168,334		181,585
TOTAL ASSETS LESS CURRENT LIABILITIES			<u><u>168,334</u></u>		<u><u>181,585</u></u>
RESERVES					
Service charge reserves	7		168,334		181,585
Leaseholders' Funds			<u><u>168,334</u></u>		<u><u>181,585</u></u>

a. For the year ending 30 September 2025 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 surplus or deficit 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 30 October 2025 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 2025**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. (2024: none)

3 TURNOVER

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

	<u>30.09.2025</u>	<u>30.09.2024</u>
	£	£
Service charges receivable for year	54,200	51,345

4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>30.09.2025</u>	<u>30.09.2024</u>
	£	£
Trade Debtors (<i>outstanding service charges</i>)	3,291	1,657
Payments in advance (<i>prepaid insurance cover</i>)	4,594	4,677
	<u>7,885</u>	<u>6,334</u>

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>30.09.2025</u>	<u>30.09.2024</u>
	£	£
Accrued expenses (<i>costs incurred and not yet paid</i>)	10,132	8,174
Service charges received from leaseholders in advance	5,711	971
	<u>15,843</u>	<u>9,145</u>

6 INTEREST RECEIVABLE

	<u>30.09.2025</u>	<u>30.09.2024</u>
	£	£
Bank Interest	4,207	4,736

7 SERVICE CHARGE RESERVES

	Total	Croft	Newport	Southwich	Scott	Betjeman	Vilett
	£	House	House	House	House	House	House
	£	£	£	£	£	£	£
As at 1st October 2024	181,585	30,237	25,725	49,224	24,889	25,179	26,331
Surplus/(deficit) year - note 1	(13,251)	(4,482)	(4,998)	(8,628)	3,139	5,716	(3,998)
As at 30th September 2025	<u>168,334</u>	<u>25,755</u>	<u>20,727</u>	<u>40,596</u>	<u>28,028</u>	<u>30,895</u>	<u>22,333</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.

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 hold 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.

BROCK END RTM COMPANY LTD

Registered Number 08808206

8 Reconciliation of operating surplus to operating cash flows

	<u>30.09.2025</u>	<u>30.09.2024</u>
	£	£
Operating (deficit)/surplus	(17,458)	5,178
Increase in debtors (note 4)	(1,551)	(317)
Decrease/(increase) in operating creditors (note 5)	6,698	(4,425)
Net cash (outflow)/inflow from operating activities	<u>(12,311)</u>	<u>436</u>

9 Analysis of changes in cash during the year.

	<u>30.09.2025</u>	<u>30.09.2024</u>
	£	£
Balance brought forward	184,396	179,224
Interest received	4,207	4,736
Net cash (outflow)/inflow from operating activities (note 8)	<u>(12,311)</u>	<u>436</u>
Balance at year-end	<u>176,292</u>	<u>184,396</u>

10 The following notes do not form part of the statutory accounts**Detailed Income and Expenditure**

							<u>30.09.2025</u>
	Croft House	Newport House	Southwich House	Scott House	Betjeman House	Vilett House	Total
	£	£	£	£	£	£	£
Total Income (note 3)	6,000	6,000	12,000	7,250	9,700	13,250	54,200
Cleaning	(544)	(544)	(1,087)	(543)	(476)	(1,087)	(4,281)
Window cleaning	(119)	(119)	(238)	(99)	(80)	(99)	(754)
Electricity - communal areas	(549)	(549)	(1,098)	(457)	(366)	(457)	(3,476)
Building maintenance	(5,441)	(5,690)	(9,960)	(135)	(678)	(10,732)	(32,636)
Electrical maintenance	(202)	(364)	(728)	(33)	(47)	(40)	(1,414)
Insurance - buildings	(1,180)	(1,180)	(2,360)	(795)	(821)	(2,910)	(9,246)
Insurance - D&O	(51)	(51)	(102)	(42)	(34)	(42)	(322)
Rebuild cost assessment	(109)	(109)	(218)	(91)	(73)	-	(600)
Maintenance - estate	(772)	(772)	(1,544)	(643)	(515)	(644)	(4,890)
Maintenance - gate	(659)	(659)	(1,319)	(549)	(440)	(549)	(4,175)
Grounds maintenance	(403)	(403)	(805)	(336)	(268)	(336)	(2,551)
Accounts	(189)	(189)	(380)	(158)	(126)	(158)	(1,200)
Managing agent	(925)	(925)	(1,849)	(771)	(616)	(771)	(5,857)
Risk assessment	-	-	-	-	-	-	-
Company registration fees	(29)	(29)	(58)	(24)	(19)	(24)	(183)
Sundries	(11)	(11)	(23)	(11)	(8)	(9)	(73)
	<u>(11,183)</u>	<u>(11,594)</u>	<u>(21,769)</u>	<u>(4,687)</u>	<u>(4,567)</u>	<u>(17,858)</u>	<u>(71,658)</u>
Operating surplus/(deficit)	(5,183)	(5,594)	(9,769)	2,563	5,133	(4,608)	(17,458)
Add interest received (note 7)	701	596	1,141	576	583	610	4,207
To/(from) reserves	<u>(4,482)</u>	<u>(4,998)</u>	<u>(8,628)</u>	<u>3,139</u>	<u>5,716</u>	<u>(3,998)</u>	<u>(13,251)</u>

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 30 SEPTEMBER 2025

10 Detailed Income and Expenditure - prior year

							30.09.2024
	Croft House £	Newport House £	Southwich House £	Scott House £	Betjeman House £	Vilett House £	Total £
Total Income (note 3)	5,670	5,670	11,340	6,825	9,240	12,600	51,345
Cleaning	(546)	(546)	(1,092)	(546)	(478)	(1,092)	(4,300)
Window cleaning	(76)	(76)	(152)	(63)	(51)	(63)	(481)
Electricity - communal areas	(575)	(575)	(1,150)	(479)	(383)	(479)	(3,641)
Building maintenance	(224)	(1,452)	(1,918)	(195)	(364)	(3,707)	(7,860)
Electrical maintenance	(356)	(542)	(515)	(157)	(113)	(148)	(1,831)
Insurance - buildings	(1,087)	(1,087)	(2,174)	(732)	(756)	(2,536)	(8,372)
Insurance - D&O	(49)	(49)	(98)	(41)	(33)	(41)	(311)
Rebuild cost assessment	-	-	-	-	-	(1,056)	(1,056)
Maintenance - estate	(694)	(694)	(1,388)	(578)	(463)	(577)	(4,394)
Maintenance - gate	(618)	(618)	(1,236)	(515)	(412)	(515)	(3,914)
Grounds maintenance	(487)	(487)	(975)	(406)	(325)	(406)	(3,086)
Accounts	(179)	(179)	(358)	(149)	(119)	(149)	(1,133)
Managing agent	(852)	(852)	(1,705)	(711)	(568)	(712)	(5,400)
Risk assessment	(26)	(26)	(51)	(21)	(17)	(21)	(162)
Company registration fees	(20)	(20)	(40)	(17)	(13)	(16)	(126)
Sundries	(16)	(16)	(31)	(13)	(11)	(13)	(100)
	(5,805)	(7,219)	(12,883)	(4,623)	(4,106)	(11,531)	(46,167)
Operating surplus	(135)	(1,549)	(1,543)	2,202	5,134	1,069	5,178
Add interest received (note 7)	816	732	1,363	609	538	678	4,736
To reserves	681	(817)	(180)	2,811	5,672	1,747	9,914

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 increase 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 Block Management Ltd, a professional local independent managing agent to manage the site. The managing agent recommends the level of service charges based on forecast expenditure. The charges are discussed and agreed with the directors who are appointed by the leaseholders.

Commissions and kickbacks

No commissions or kick-backs of any kind are received by the managing agent or any of the directors.