

Cricklade Road Management Company Limited

Report of the Directors and Financial Statements for the Year Ended

31 December 2023
Company Number 05187964

Cricklade Road Management Company Limited

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2023

INDEX

PAGE

1	REPORT OF THE DIRECTORS
2	INCOME STATEMENT
3	BALANCING STATEMENT
4 - 7	NOTES TO THE FINANCIAL STATEMENTS

Cricklade Road Management Company Limited - Registered number 05187964

REPORT OF THE DIRECTORS

YEAR ENDED 31ST December 2023

The Directors submit their report together with the financial statements for the year ended 31st December 2023.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

Principal activities

The principal activities of the company are to manage, maintain and administer the land and leasehold buildings at 50 Cricklade Road, Swindon.

The company operates under the terms of:

- a) the leases entered into between the company, leaseholders and the freeholder
- b) the Memorandum and Articles of Association of the company.

The company's members are the leaseholders of the 30 flats and 2 commercial units, a total of 32 properties. In order to meet the expenses of maintaining the site the company charge its members an annual Service Charge. This is made up as follows:

General:

Expenditure relating to the site generally. The charge is allocated between the 32 properties in proportion to unit size.

Residential:

The 30 flat leaseholders additionally pay for expenditure that relates to the residential part of the building. The charge is allocated between the 30 residential properties in proportion to unit size.

Parking:

The 25 leaseholders with an allocated parking space additionally pay for expenditure that relates to the undercroft parking area of the building. The charge is allocated equally between the 25 units.

Business review

During the year the company commissioned a fire door risk assessment in accordance with legislation introduced during the year.

During the previous year leaseholders acquired the Right To Manage on 22 July 2022 via Cricklade Road RTM Company Ltd which appointed this company to continue to manage the development. The Right To Manage gave the company the right to place insurance on the most competitive terms rather than being obliged to place cover via the freeholder at a higher premium.

Overall the company finances are now in a much better state than at the end of 2019 when the net assets were in deficit.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2023 to the date of these accounts.

Neil David William Chambers
Adam Diggins
Ian Meadows

BY ORDER OF THE BOARD


John R Morris FCMA CGMA MIRPM
Company Secretary

13 January 2024
Registered office:
15 Windsor Road,
Swindon
SN3 1JP

www.crickladeroad.rmweb.site

Cricklade Road Management Company Limited - Registered number 05187964

Income Statement

For the year ended 31 December 2023

		31.12.2023	31.12.2022
	Note	£	£
Turnover	3	44,000	42,000
Operating charges	10	(25,614)	(36,055)
Operating surplus		18,386	5,945
Interest receivable	6	897	225
Retained surplus for the year	7	19,283	6,170

Cricklade Road Management Company Limited - Registered number 05187964

Balancing Statement		31.12.2023		31.12.2022	
31 December 2023	Notes	£	£	£	£
Current Assets					
Cash at Bank		46,517		33,736	
Debtors	4	<u>3,563</u>		<u>3,238</u>	
		50,080		36,974	
Creditors:					
Amounts falling due within one year	5	(10,086)		(16,263)	
Net Current Assets			<u>39,994</u>		<u>20,711</u>
Total Assets Less Current Liabilities			<u><u>39,994</u></u>		<u><u>20,711</u></u>
Capital and Reserves					
Service Charge reserves:					
General	7		6,387		1,899
Residential	7		27,301		15,208
Parking	7		6,306		3,604
Total members' funds			<u><u>39,994</u></u>		<u><u>20,711</u></u>

For the year ending 31 December 2023 the company was entitled to exemption under section 477 of the Companies Act 2006.

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

The directors acknowledge their responsibility for:

- a) ensuring the company keeps accounting records which comply with Section 386 and 387 of the Companies Act 2006 and
- b) 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 each financial year, in accordance with the requirements of section 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, 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 13 January 2024 and were signed on its behalf by:



Neil David William Chambers - Director

Cricklade Road Management Company Limited - Registered number 05187964NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST December 2023**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.

2 STATUTORY INFORMATION

Cricklade Road Management Company Limited is a private company, limited by guarantee, registered in England and Wales. The company's registered office address can be found on the Directors' Report page.

The average number of employees during the year was: none (2022 none)

3 TURNOVER

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

	<u>31.12.2023</u>	<u>31.12.2022</u>
Service Charges:	£	£
General	16,000	16,500
Residential	22,500	20,000
Parking	5,500	5,500
Total receivable	<u>44,000</u>	<u>42,000</u>

4 DEBTORS

	<u>31.12.2023</u>	<u>31.12.2022</u>
	£	£
Trade debtors - <i>outstanding service charges</i>	-	248
Prepaid expenses - <i>insurance premium paid in advance for following year</i>	3,563	2,990
	<u>3,563</u>	<u>3,238</u>

5 CREDITORS: Amounts falling due within one year

	<u>31.12.2023</u>	<u>31.12.2022</u>
	£	£
Accrued expenses	5,574	3,875
Service charges received in advance	4,512	12,388
	<u>10,086</u>	<u>16,263</u>

6 INTEREST RECEIVABLE

	<u>31.12.2023</u>	<u>31.12.2022</u>
	£	£
Bank interest receivable	897	225

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST December 2023

7 RECONCILIATION OF RESERVES

	Total £	Service Charges Reserves:		
		General £	Residential £	Parking £
Balance brought forward	20,711	1,899	15,208	3,604
Retained surplus for the year	19,283	4,488	12,093	2,702
Balance at year-end	39,994	6,387	27,301	6,306

RESERVE POLICY

The directors consider it is prudent to hold a reserve of at least two years Service Charges income to meet large irregular items of expenditure without the need for large variations in the level of Service Charges from year to year.

The following notes do not form part of the statutory financial statements:

8 Reconciliation of operating surplus to operating cash flows

	<u>31.12.2023</u>	<u>31.12.2022</u>
	£	£
Operating surplus	18,386	5,945
(Increase)/decrease in debtors (note 4)	(325)	4,068
(Decrease)/increase in operating creditors (note 5)	(6,177)	9,692
Net cash inflow from operating activities	11,884	19,705

9 Analysis of changes in cash during the year.

	<u>31.12.2023</u>	<u>31.12.2022</u>
	£	£
Balance brought forward	33,736	13,806
Net cash inflow	11,884	19,705
Interest received (note 6)	897	225
Balance at year-end	46,517	33,736

Cricklade Road Management Company Limited - Registered number 05187964NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST December 2023

10 Detailed Income & Expenditure

	<u>31.12.2023</u>	<u>31.12.2023</u>	<u>31.12.2023</u>	<u>31.12.2022</u>	<u>31.12.2022</u>	<u>31.12.2022</u>
	£	£	£	£	£	£
	General	Residential	Parking	General	Residential	Parking
Total Income (note 3)	16,000	22,500	5,500	16,500	20,000	5,500
Service charge expenditure:						
Insurance - buildings *	(4,322)	-	(1,081)	(5,565)	-	(1,391)
Re-build cost assessment	-	-	-	(150)	-	-
Insurance - directors & officers	(214)	-	-	(185)	-	-
Fire & general risk assessment:	-	(2,160)	-	(400)	-	-
Management fees	(5,136)	-	-	(4,752)	-	-
RTM fees	-	-	-	(1,491)	-	-
Maintenance roof	(1,464)	-	-	(1,721)	-	-
Accountancy	(840)	-	-	(720)	-	-
Fly-tipping	(334)	-	-	(535)	-	-
Sundry	(38)	-	-	(97)	-	-
Companies House/ICO fees	(61)	-	-	(48)	-	-
Communal electricity*	-	(3,429)	(858)	-	(3,976)	(994)
Cleaning **	-	(1,092)	(156)	-	(1,183)	(169)
Maintenance - building	-	(1,771)	(280)	-	(3,043)	-
Maintenance - redecoration	-	-	-	-	-	-
Maintenance - electrical	-	(155)	-	-	(4,782)	(550)
Maintenance - lift	-	(473)	-	-	(1,180)	-
Insurance - lift	-	(326)	-	-	(484)	-
Maintenance - fire alarms	-	(702)	-	-	(1,396)	-
CCTV *	-	(299)	(75)	-	(339)	(85)
Maintenance - vehicular gate	-	-	(348)	-	-	(819)
Total expenditure	(12,409)	(10,407)	(2,798)	(15,664)	(16,383)	(4,008)
Operating surplus	3,591	12,093	2,702	836	3,617	1,492
Add interest receivable (note 6)	897	-	-	225	-	-
To reserves (note 7)	4,488	12,093	2,702	1,061	3,617	1,492
Total			<u>19,283</u>			<u>6,170</u>

*The directors have allocated 20% of these costs to the parking areas.

**The directors have allocated 12.5% of the cleaning costs to the parking areas.

11 OTHER INFORMATION

Ground Rent and lease term

The company is a party to the 30 residential and two commercial leases on the building. The initial annual ground rent for the residential units was set at £125 a year for a studio flat, £150 for a one-bed flat and £175 for a two-bed flat from 1 July 2004. The ground rent is due to increase to twice the initial amount on the 25-year anniversary on 1 July 2029 and continue to increase by the initial amount on each subsequent 25-year anniversary until the end of the lease term of 999 years.

Service Charge

The company has appointed a professional local managing agent to act on its behalf. The managing agent advises the company on the level of service charges based on forecast expenditure and reserve transfer.

Commissions and kick-backs

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

The buildings insurance was arranged by the freeholder for the first part of the previous year. The freeholder did not disclose the amount of insurance commission they received. The insurance premium for the year was 22% less than in the previous year.

Right To Manage

The leaseholders acquired the Right To Manage on 22 July 2022 via Cricklade Road RTM Company Ltd which appointed this company to continue to manage the development. The Right To Manage gave the company the right to place insurance on the most competitive terms rather than being obliged to place cover via the freeholder at a higher premium.