

Heronbridge Close RTM Company Ltd

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

31 December 2019
Company limited by guarantee No 05494732

Heronbridge Close RTM Company Ltd

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2019

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HERONBRIDGE CLOSE RTM COMPANY LTD

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2019

The directors submit their report together with the financial statements for the year ended 31st December 2019.

PRINCIPAL ACTIVITIES

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

BUSINESS REVIEW

The Right to Manage was acquired on the following dates; block 1-6 and 19-24 Heronbridge Close from 1 February 2006, block 7-12 from 25 December 2008 and block 13-18 from 1 July 2014. This is therefore, the fifth year that the whole site has been managed by the company. During the previous year the freehold of the site was acquired by Heronbridge Close Freehold Company Ltd which is owned by the majority of the leaseholders at Heronbridge Close.

The service charge for the year to 31 December 2019 was £280 per property (2018: £280) with an additional charge of £400 for the six leaseholders for the properties in block 13-18 as they had exercised RTM most recently. This is to continue equalising the funds held for each block. A discount of £60 (2018: £60) was available to leaseholders paying early.

Leaseholders have agreed that the service charge reserves for block 13-18 will be accounted for separately until the reserves are brought up to the same level as the other three blocks.

AUDIT

The company has taken advantage of The Companies Act 2006 (Audit Exemptions) Section 477.

SERVICE CHARGE ACCOUNTS

The directors have produced the statutory accounts for the year on a consistent basis to show 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 January 2019 to the date of this report.

Diana A Morris

John R Morris

BY ORDER OF THE BOARD

John R Morris FCMA CGMA MIRPM
Director
20 January 2020

Registered Office:

15 Windsor Road

Swindon

SN3 1JP

HERONBRIDGE CLOSE RTM COMPANY LTD

Registered Number 05494732

Income Statement

For the year ended 31 December 2019

		2019	2018
	Notes	£	£
TURNOVER	3	8,220	8,100
Administrative expenses	12	(8,764)	(11,457)
OPERATING (DEFICIT)		(544)	(3,357)
Interest receivable and similar income	8	388	362
RETAINED DEFICIT FOR THE FINANCIAL YEAR	9	(156)	(2,995)

HERONBRIDGE CLOSE RTM COMPANY LTD

Registered Number 05494732

Balancing Statement as at 31 December 2019		31st December 2019	31st December 2018
	Notes	£	£
CURRENT ASSETS			
Cash at Bank		39,492	44,986
Debtors	5	214	1,380
		<u>39,706</u>	<u>46,366</u>
CREDITORS			
Amounts falling due within one year	6	(3,621)	(10,125)
NET CURRENT ASSETS		36,085	36,241
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>36,085</u>	<u>36,241</u>
RESERVES			
Service charge reserves	9	36,085	36,241
Leaseholders' Funds		<u>36,085</u>	<u>36,241</u>

a. For the year ending 31 December 2019 the company was entitled to exemption from audit 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 directors on 20 January 2020 and signed on their behalf by:



Diana A Morris - director

HERONBRIDGE CLOSE RTM COMPANY LTD

Registered Number 05494732

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2019

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

Heronbridge Close 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>31.12.19</u>	<u>31.12.18</u>
	£	£
Service Charges	5,280	5,280
Additional service charges for block 13-18	2,400	2,400
Instalment and late payment charges	540	420
	<u>8,220</u>	<u>8,100</u>

4 OPERATING PROFIT

	<u>31.12.19</u>	<u>31.12.18</u>
	£	£
The operating surplus is stated after charging:		
Directors' remuneration (management fees)	<u>2,740</u>	<u>2,630</u>

5 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>31.12.19</u>	<u>31.12.18</u>
	£	£
Trade Debtors (<i>outstanding Service Charges</i>) *	70	1,245
Other debtors	13	-
Payments in advance (<i>prepaid insurance cover</i>)	131	135
	<u>214</u>	<u>1,380</u>

* *No 5; £70.*

6 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>31.12.19</u>	<u>31.12.18</u>
	£	£
Accrued expenses (costs not yet paid)	3,571	3,865
Service charges received from leaseholders in advance	50	6,260
	<u>3,621</u>	<u>10,125</u>

7 RELATED PARTY DISCLOSURES

The directors have leasehold interests in properties on which service charges were paid at the rates applicable. During the year Accounting Services Ltd, a company owned by the directors charged accountancy fees to the company of £660 (2018: £600). These amounts are included as part of the relevant costs in the Income and Expenditure account.

HERONBRIDGE CLOSE RTM COMPANY LTD
Registered Number 05494732

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2019

8 INTEREST RECEIVABLE			31.12.19	31.12.18
			£	£
Bank Interest			388	362

9 SERVICE CHARGE RESERVES	Block 1-6 £	Block 7-13 £	Block 13-18 £	Blocks 19-24 £	Total £
As at 1st January 2019	10,858	10,858	3,669	10,858	36,241
Additional charges for block 13-18 (note 3)	-	-	2,400	-	2,400
Remaining deficit for year at 25% per block	(639)	(639)	(639)	(639)	(2,556)
Total deficit for the year (note 12)	10,858	(639)	1,761	(639)	(156)
As at 31st December 2019	10,219	10,219	5,430	10,219	36,085

The following notes do not form part of the statutory accounts:

10 Reconciliation of operating surplus to operating cash flows		31.12.19	31.12.18
		£	£
Operating deficit		(544)	(3,357)
Decrease/(increase) in debtors (note 5)		1,166	(881)
(Decrease)/increase in operating creditors (note 6)		(6,504)	4,168
Net cash outflow from operating activities		(5,882)	(70)

11 Analysis of changes in cash during the year.		31.12.19	31.12.18
		£	£
Balance brought forward		44,986	44,694
Interest received (note 8)		388	362
Net cash outflow from operating activities (note 10)		(5,882)	(70)
Balance at year-end		39,492	44,986

HERONBRIDGE CLOSE RTM COMPANY LTD

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NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2019

12 Detailed Income and Expenditure	<u>31.12.19</u>	<u>31.12.18</u>
	Total	Total
	£	£
Total income (note 3)	8,220	8,100
Building maintenance	(1,743)	(3,657)
Communal electricity	(183)	(65)
Grounds maintenance	(1,854)	(2,066)
Management fees	(2,740)	(2,630)
Accountancy	(660)	(600)
Insurance	(1,529)	(1,434)
Sundries incl postage and website	(42)	(12)
Companies House fee	(13)	(13)
<i>It was agreed by leaseholders that expenditure on the following items would be chargeable only to block 13-18 reserves whilst that block is brought up to standard of remainder of the</i>		
Communal TV reception system	-	(630)
Install guttering to porches	-	(350)
	(8,764)	(11,457)
Operating deficit	(544)	(3,357)
Add interest received (note 7)	388	362
From service charge reserves (note 8)	(156)	(2,995)