

# **Kimmeridge Close Residents Company Limited**

Financial Statements for the year ended

31 December 2022

Company Number 01186524

# **Kimmeridge Close Residents Company Limited**

**YEAR ENDED 31ST DECEMBER 2022**

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**Kimmeridge Close Residents Company Limited (Registered number 01186524)**

**REPORT OF THE DIRECTORS**

**YEAR ENDED 31ST DECEMBER 2022**

The directors submit their report together with the financial statements for the year ended 31st December 2022.

**PRINCIPAL ACTIVITIES**

The principal activities of the company are to manage, maintain and administer the land and buildings at Kimmeridge Close, Nythe, Swindon.

The terms that the company operates under include:

- a) a head lease entered into between the company and the freeholder
- b) a head-lease between the company as lessor and leaseholders who are entitled to be shareholders
- c) the Memorandum and Articles of Association of the company.

**BUSINESS REVIEW**

During the year the final two communal entrance doors were replaced with secure steel doors to match the four doors replaced in 2021 and 2020. The communal lighting upgrade to combined sensor emergency LED lighting was completed during the year as recommended by the fire risk assessment, together with fire remedial works to communal cupboards .

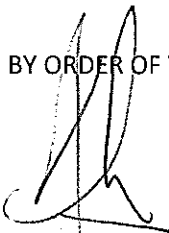
**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 January 2022 to the date of this report.

Mrs Janet Lesley Hawkins

Mr Andrew Ody

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MIRPM

Company Secretary

9 April 2023

Registered office:

15 Windsor Road

Swindon

SN3 1JP

[www.kimmeridgeclose.co.uk](http://www.kimmeridgeclose.co.uk)

**Kimmeridge Close Residents Company Limited**  
**Registered number 01186524**

**Income Statement**

**For the year ended 31 December:-**

		<b>2022</b>	<b>2021</b>
	Note	£	£
TURNOVER	3	41,947	40,849
Operating charges	10	(37,329)	(29,923)
<b>OPERATING SURPLUS</b>		<b>4,618</b>	<b>10,926</b>
Interest and similar income receivable	6	893	427
<b>SURPLUS FOR THE FINANCIAL YEAR</b>		<b>5,511</b>	<b>11,353</b>

**Kimmeridge Close Residents Company Limited**  
**Registered number 01186524**

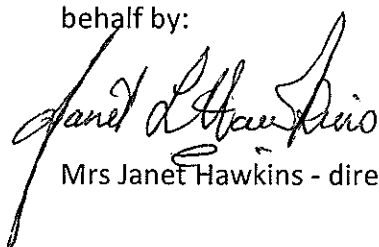
**Balancing Statement as at:-**

		31 December 2022		31 December 2021	
	Note	£	£	£	£
<b>Current Assets</b>					
Cash at bank		103,666		96,273	
Debtors	4	3,862		8,868	
		<u>107,528</u>		<u>105,141</u>	
<b>Creditors : Amounts falling due within one year</b>	5	(17,493)		(20,617)	
<b>Net Current Assets</b>			90,035		84,524
<b>Total Assets Less Current Liabilities</b>			<u><b>90,035</b></u>		<u><b>84,524</b></u>
<b>Capital and Reserves</b>					
Called up share capital			36		36
<b>Shareholders' funds - equity interests</b>			<u>36</u>		<u>36</u>
Service charge reserves	7		52,999		52,988
Designated reserve (roof fund)	7		37,000		31,500
<b>Service Charge reserves</b>			<u>89,999</u>		<u>84,488</u>
<b>Shareholders' funds</b>			<u><b>90,035</b></u>		<u><b>84,524</b></u>

- a. For the year ending 31 December 2022 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:
- ensuring the company keeps accounting records which comply with Section 386; and
  - 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 9 April 2023 and signed on its behalf by:



Mrs Janet Hawkins - director

**Kimmeridge Close Residents Company Limited (Registered number 01186524)**

**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2022**

**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**

Kimmeridge Close Residents Company Limited is a private company, limited by shares, 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 (2021: none)

**3 TURNOVER**

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

	<b>31.12.22</b>	<b>31.12.21</b>
	£	£
Service Charges	38,016	37,152
Payment discount not taken	1,620	1,380
Ground rent	2,311	2,317
	<b>41,947</b>	<b>40,849</b>

**4 DEBTORS**

	<b>31.12.22</b>	<b>31.12.21</b>
	£	£
Trade debtors - <i>outstanding service charges*</i>	1,393	3,253
Other debtors	400	3,254
Prepaid expenses - <i>insurance paid in advance</i>	2,069	2,361
	<b>3,862</b>	<b>8,868</b>

\*No 5; £51, No 13; £97, No 20; £2, No 21; £1,207, No 24; £2, No 32; £34.

**5 CREDITORS: Amounts falling due within one year**

	£	£
Accrued expenses - <i>costs paid after year end</i>	2,811	4,405
Deferred income - <i>lease premiums</i>	2,247	2,348
Other creditors - <i>service charges received in advance</i>	12,435	13,864
	<b>17,493</b>	<b>20,617</b>

**6 INTEREST AND OTHER INCOME RECEIVABLE**

	<b>31.12.22</b>	<b>31.12.21</b>
	£	£
Bank interest	493	427
Government energy grant receivable	400	-
	<b>893</b>	<b>427</b>

**7 RECONCILIATION OF RESERVES**

	Total	Service Charges allocated as:	
	£	Designated	Non-Designated
	£	£	£
As at 1st January 2022	84,488	31,500	52,988
Surplus for the year	5,511	5,500	11
As at 31st December 2022	<b>89,999</b>	<b>37,000</b>	<b>52,999</b>

**Designated reserve**

The designated reserve was established to provide funds to maintain the flat roofs. The transfer to reserves agreed by members is £5,500 annually. The directors consider that at that rate of funding the reserve should be sufficient to provide for the costs to the next re-roofing works anticipated in about 2031 at a cost estimated at £86,000.

**Non-designated reserves**

The directors consider that the company should aim to maintain non-designated service charge reserves at a level similar to two years of service charge income to meet unexpected expenditure requirements and to avoid fluctuations in service charges made to leaseholders from year to year.

**Kimmeridge Close Residents Company Limited (Registered number 01186524)**

**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2022**

<b>8 Reconciliation of operating surplus to operating cash flows</b>	<b>31.12.22</b>	<b>31.12.21</b>
	£	£
Operating surplus	4,618	10,926
Decrease/(increase) in debtors (note 4)	5,006	(691)
Decrease in operating creditors (note 5)	(3,124)	(1,251)
<b>Net cash inflow from operating activities</b>	<b>6,500</b>	<b>8,984</b>
<b>9 Analysis of changes in cash during the year.</b>	<b>31.12.22</b>	<b>31.12.21</b>
	£	£
Balance brought forward	96,273	86,862
Interest received (note 6)	493	427
Government grant receivable	400	-
Net cash inflow from operating activities	6,500	8,984
<b>Balance at year-end</b>	<b>103,666</b>	<b>96,273</b>
<b>10 Detailed Income and Expenditure</b>	<b>31.12.22</b>	<b>31.12.21</b>
	£	£
Total Income (note 3)	41,947	40,849
<u>Service charge expenditure:</u>		
Maintenance - electrical	(811)	(2,587)
Window cleaning	(440)	(440)
Cleaning	(1,815)	(1,782)
Repairs and maintenance:		
Communal doors (2022: 7-12 and 13-18)	(5,969)	(5,968)
Drainage - <i>clearing wet wipes</i>	-	(636)
Other maintenance	(3,909)	(966)
Maintenance - roof	-	(312)
Maintenance - communal TV	-	(235)
Maintenance - CCTV	-	(1,592)
Maintenance - gardening and tree maintenance	(4,285)	(2,666)
Maintenance - site	(7,687)	(739)
Maintenance - fly-tipping	(325)	(40)
Communal electricity	(769)	(363)
Accountancy	(720)	(720)
Professional fees - Fire Risk Assessment	(400)	(300)
Managing agent fee	(4,300)	(4,120)
Insurance - buildings	(3,285)	(3,964)
Insurance - directors and officers	(165)	(93)
Companies House and data protection fees	(48)	(48)
Sundry	(61)	(12)
	(34,989)	(27,583)
Ground rent payable	(2,340)	(2,340)
Total expenditure	(37,329)	(29,923)
<b>Operating surplus</b>	<b>4,618</b>	<b>10,926</b>
Government grants receivable (note 6)	400	-
Add interest receivable (note 6)	493	427
<b>Surplus prior to transfer to reserves</b>	<b>5,511</b>	<b>11,353</b>
Transfer to designated reserves (roof fund) (note 8).	(5,500)	(5,500)
Transfer to non-designated service charge reserves (note 7)	11	5,853

**Kimmeridge Close Residents Company Limited (Registered number 01186524)**

**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2022**

**11 OTHER INFORMATION**

**a. Ground Rent**

The company holds an intermediate lease with the freeholder granted for 99 years and 10 days from 24 June 1974 and 36 sub-leases for the apartments originally granted for 99 years from 24 June 1974. The initial annual ground rent was £35 and in 1999 this increased to £65 and is due to increase to £120 in 2039 until the end of the term.

**b. Service Charge**

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

**c. Commission or kick-backs**

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

**d. Deferred Income**

In 2018 and 2020 two leaseholders extended their leases and paid total premiums of £2,685 to the company to compensate it for the loss of ground rent income each year until 2075. The premiums received were discounted at 7.78% and 5.13% respectively by the freeholder over the remaining life of the original lease term. The amount of deferred income remaining is disclosed in note 5.