

Kimmeridge Close Residents Company Limited

Financial Statements for the year ended

31 December 2023

Company Number 01186524

Kimmeridge Close Residents Company Limited

YEAR ENDED 31ST DECEMBER 2023

INDEX

PAGE

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

Kimmeridge Close Residents Company Limited (Registered number 01186524)

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

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.

DIRECTORS

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

Janet Lesley Hawkins

Andrew Ody

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MIRPM

Company Secretary

9 January 2024

Registered office:

15 Windsor Road

Swindon

SN3 1JP

www.kimmeridgeclose.co.uk

Kimmeridge Close Residents Company Limited
Registered number 01186524

Income Statement

For the year ended 31 December:-

		2023	2022
	Note	£	£
TURNOVER	3	44,652	41,947
Operating charges	10	(27,514)	(37,329)
OPERATING SURPLUS		17,138	4,618
Interest and similar income receivable	6	1,847	493
SURPLUS FOR THE FINANCIAL YEAR		18,985	5,111

Kimmeridge Close Residents Company Limited
Registered number 01186524

Balancing Statement as at:-

		31 December 2023		31 December 2022	
	Note	£	£	£	£
Current Assets					
Cash at bank		130,012		103,666	
Debtors	4	6,769		3,862	
		<u>136,781</u>		<u>107,528</u>	
Creditors : Amounts falling due within one year	5	(27,361)		(17,493)	
Net Current Assets			109,420		90,035
Total Assets Less Current Liabilities			<u>109,420</u>		<u>90,035</u>
Capital and Reserves					
Called up share capital			36		36
Shareholders' funds - equity interests			<u>36</u>		<u>36</u>
Service charge reserves	7		66,884		52,999
Designated reserve (roof fund)	7		<u>42,500</u>		<u>37,000</u>
Service Charge reserves			<u>109,384</u>		<u>89,999</u>
Shareholders' funds			<u>109,420</u>		<u>90,035</u>

- a. For the year ending 31 December 2023 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 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 9 January 2024 and signed on its behalf by:



Janet Hawkins - director

Kimmeridge Close Residents Company Limited (Registered number 01186524)

NOTES 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

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 (2022: none)

3 TURNOVER

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

	31.12.2023	31.12.2022
	£	£
Service Charges	40,608	38,016
Payment discount not taken	1,740	1,620
Ground rent	2,304	2,311
	44,652	41,947

4 DEBTORS

	31.12.2023	31.12.2022
	£	£
Trade debtors - <i>outstanding service charges*</i>	4,504	1,393
Other debtors	-	400
Prepaid expenses - <i>insurance paid in advance</i>	2,265	2,069
	6,769	3,862

**Of which £2,600 subject to debt recovery action.*

5 CREDITORS: Amounts falling due within one year

	£	£
Accrued expenses - <i>costs paid after year end</i>	6,307	2,811
Deferred income - <i>lease premiums</i>	2,153	2,247
Other creditors - <i>service charges received in advance</i>	18,901	12,435
	27,361	17,493

6 INTEREST AND OTHER INCOME RECEIVABLE

	31.12.2023	31.12.2022
	£	£
Bank interest	1,847	493
Government energy grant receivable	-	400
	1,847	493

7 RECONCILIATION OF RESERVES

	Total	Service Charges allocated as:	
	£	Designated	Non-Designated
	£	£	£
As at 1st January 2023	89,999	37,000	52,999
Surplus for the year	19,385	5,500	13,885
As at 31st December 2023	109,384	42,500	66,884

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 2023

8 Reconciliation of operating surplus to operating cash flows	31.12.2023	31.12.2022
	£	£
Operating surplus	17,138	4,618
(Increase)/decrease in debtors (note 4)	(2,907)	5,006
Increase/(decrease) in operating creditors (note 5)	9,868	(3,124)
Net cash inflow from operating activities	24,099	6,500
9 Analysis of changes in cash during the year.	31.12.2023	31.12.2022
	£	£
Balance brought forward	103,666	96,273
Interest received (note 6)	1,847	493
Government grant receivable	400	400
Net cash inflow from operating activities	24,099	6,500
Balance at year-end	130,012	103,666
10 Detailed Income and Expenditure	31.12.2023	31.12.2022
	£	£
Total Income (note 3)	44,652	41,947
<u>Service charge expenditure:</u>		
Maintenance - electrical	(36)	(811)
Window cleaning	(440)	(440)
Cleaning	(2,281)	(1,815)
Repairs and maintenance:		
Communal doors (2022: 7-12 and 13-18)	-	(5,969)
Other maintenance	(3,113)	(3,909)
Maintenance - communal TV	(235)	-
Maintenance - gardening and tree maintenance	(2,561)	(4,285)
Maintenance - site	(5,745)	(7,687)
Maintenance - fly-tipping	-	(325)
Communal electricity	(1,509)	(769)
Accountancy	(840)	(720)
Professional fees - Fire Risk Assessment	-	(400)
Managing agent fee	(4,780)	(4,300)
Insurance - buildings	(3,156)	(3,285)
Insurance - directors and officers	(203)	(165)
Insurance - Rebuild Cost Assessment	(180)	-
Companies House and data protection fees	(48)	(48)
Sundry	(47)	(61)
	(25,174)	(34,989)
Ground rent payable	(2,340)	(2,340)
Total expenditure	(27,514)	(37,329)
Operating surplus	17,138	4,618
Government grants receivable (note 6)	400	400
Add interest receivable (note 6)	1,847	493
Surplus prior to transfer to reserves	19,385	5,511
Transfer to designated reserves (roof fund) (note 8).	(5,500)	(5,500)
Transfer to non-designated service charge reserves (note 7)	13,885	11

Kimmeridge Close Residents Company Limited (Registered number 01186524)

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2023

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 premiums to the freeholder and £2,685 in total 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.