

# **Haydon Court (North) Residents Company Limited**

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

30 September 2020  
Company No 01179854

# Haydon Court (North) Residents Company Limited

## FINANCIAL STATEMENTS

YEAR ENDED 30th SEPTEMBER 2020

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**HAYDON COURT(NORTH) RESIDENTS COMPANY LIMITED**

**REPORT OF THE DIRECTORS**

**YEAR ENDED 30th SEPTEMBER 2020**

The Directors submit their report together with the financial statements for the year ended 30th September 2020.

**PRINCIPAL ACTIVITIES**

The principal activity of the company is to manage, maintain and administer land and buildings at Helmsdale, Swindon. The company operates on behalf of the leaseholders who are members of the company in accordance with the terms of the leases and relevant company law.

**BUSINESS REVIEW**

Service charges for leaseholders for the year to 30 September 2020 were £1,000 per property (2019 - £1,000) payable in equal quarterly instalments. In addition ground rent of £65 (2019:£65) is payable to the company by the majority of leaseholders. The company holds a head-lease with the freeholder and pays an annual ground rent of £1,430 (2019: £1,430).

During the year new guttering was installed to the buildings and the understair cupboard doors fitted with locks in accordance with fire safety best practice.

When a leaseholder extends their lease with a peppercorn (zero) ground rent, the total ground rent payable by the company under the head lease remains unchanged. A portion of the premium paid by the leaseholder is passed to the company by the freeholder and is shown as deferred income in Debtors. At the end of the year this was £1,118 (2019: £1,175). This amount is less than the remaining ground rent due and is discounted over the remaining period of the lease with reducing amounts included in income each year to the end of the lease term. During the year the difference between the deferred income and the ground rent paid to the freeholder was a shortfall of £7.87 (2019: £4.06).

**SERVICE CHARGE ACCOUNTS**

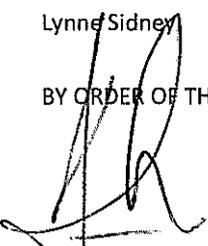
The directors have produced the statutory accounts for the year to show the service charge accounts passing through the company as they consider the company is acting as a principal rather than agent to the members.

**DIRECTORS**

The directors shown below held office from 1 October 2019 to the date of this report.

James Phillip D'Avilla  
Alan Parker  
Lynne Sidney

BY ORDER OF THE BOARD

  
John Robert Morris FCMA CGMA MIRPM  
Company Secretary  
22 October 2020

Registered Office: 15 Windsor Road, Swindon, SN3 1JP  
Registered in England No 01179854

## HAYDON COURT(NORTH) RESIDENTS COMPANY LIMITED

Registered Number 01179854

### Income Statement

For the year ended 30 September 2020

		2020	2019
	Notes	£	£
<b>TURNOVER</b>	3	25,422	25,751
Administrative expenses	10	(16,784)	(16,735)
<b>OPERATING SURPLUS</b>		<u>8,638</u>	<u>9,016</u>
Interest receivable and similar income	6	389	419
<b>RETAINED SURPLUS FOR THE FINANCIAL YEAR</b>	7	<u>9,027</u>	<u>9,435</u>

## HAYDON COURT(NORTH) RESIDENTS COMPANY LIMITED

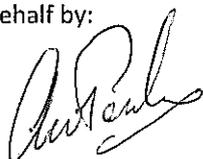
Registered Number 01179854

Balancing Statement as at 30 September 2020	Notes	30th September 2020		30th September 2019	
		£	£	£	£
<b>CURRENT ASSETS</b>					
Cash at Bank		36,345		25,509	
Debtors	4	<u>4,973</u>		<u>3,693</u>	
		41,318		29,202	
<b>CREDITORS</b>					
Amounts falling due within one year	5	(8,881)		(5,792)	
<b>NET CURRENT ASSETS</b>			32,437		23,410
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u><u>32,437</u></u>		<u><u>23,410</u></u>
<b>RESERVES</b>					
Called up share capital			24		24
Designated reserve (roof fund)	7		16,800		12,000
Service charge reserves	7		15,613		11,385
<b>Leaseholders' Funds</b>			<u><u>32,437</u></u>		<u><u>23,410</u></u>

- a. For the year ending 30 September 2020 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 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 22 October 2020 and signed on their behalf by:



Alan Parker - Director

**HAYDON COURT(NORTH) RESIDENTS COMPANY LIMITED**

Registered Number 01179854

**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 30th SEPTEMBER 2020****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**

Haydon Court (North) Residents Company Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and 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>30.09.20</u>	<u>30.09.19</u>
	£	£
Service Charges	24,000	24,000
Ground rents	1,422	1,426
Other	-	325
	<u>25,422</u>	<u>25,751</u>

**4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<u>30.09.20</u>	<u>30.09.19</u>
	£	£
Trade Debtors* - <i>money owed as outstanding Service Charges</i>	3,039	1,604
Other debtors	6	-
Payments made in advance	1,928	2,089
	<u>4,973</u>	<u>3,693</u>

\* No 111 £620; No 129 £267; No 131 £1,029; No 139 £1,123.

**5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<u>30.09.20</u>	<u>30.09.19</u>
	£	£
Accrued expenses - <i>costs incurred but not yet paid</i>	1,712	1,528
Deferred income - <i>ground rent premiums</i>	1,118	1,175
Service Charges received from leaseholders in advance	6,051	3,089
	<u>8,881</u>	<u>5,792</u>

**6 INTEREST RECEIVABLE**

	<u>30.09.20</u>	<u>30.09.19</u>
	£	£
Bank interest	250	207
Interest on overdue service charges	139	212
	<u>389</u>	<u>419</u>

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

**HAYDON COURT(NORTH) RESIDENTS COMPANY LIMITED**

Registered Number 01179854

**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 30th SEPTEMBER 2020**

<b>7 SERVICE CHARGE RESERVES</b>	Total	Service Charges allocated as:	
		Designated	Non-Designated
	£	£	£
As at 1st October 2019	23,386	12,000	11,386
Surplus for the year (note 11)	9,027	4,800	4,227
As at 30th September 2020	<b>32,413</b>	<b>16,800</b>	<b>15,613</b>

The Designated Reserve is a sinking fund established in 2017 to provide funds to maintain the flat roofs. The directors consider that at the current rate of funding the reserve will be insufficient to provide for the costs to the next re-roofing works anticipated in about 2023 at a cost of approximately £60,000 when the fund will stand at £31,200.

The Non-designated reserve is designed to cover unexpected expenditure requirements and temporary income deficiencies so that service charges should not change significantly from year to year. The directors consider that the company should aim to maintain non-designated reserves at a similar level to two years of service charge income.

<b>8 Reconciliation of operating surplus to operating cash flows</b>	<b>30.09.20</b>	<b>30.09.19</b>
	£	£
Operating surplus	8,638	9,016
Increase in debtors (note 4)	(1,280)	(434)
Increase/(decrease) in operating creditors (note 5)	3,089	(2,390)
Net cash inflow from operating activities	<b>10,447</b>	<b>6,192</b>

<b>9 Analysis of changes in cash during the year.</b>	<b>30.09.20</b>	<b>30.09.19</b>
	£	£
Balance brought forward	25,509	18,898
Net cash inflow from operating activities (note 9)	10,447	6,192
Interest received	389	419
Balance at year-end	<b>36,345</b>	<b>25,509</b>

<b>10 Detailed Income and Expenditure</b>	<b>30.09.20</b>	<b>30.09.19</b>
	Total	Total
	£	£
Total Income (note 2)	25,422	25,751
Maintenance - electrical	(200)	-
Maintenance - other	(2,758)	-
Maintenance - roof	-	(2,880)
Window cleaning	(420)	(465)
Cleaning - internal areas	(1,428)	(1,428)
Grounds maintenance	(3,534)	(3,894)
Communal electricity	(202)	(101)
Accountancy	(720)	(660)
Management fees	(3,340)	(3,220)
Insurance	(2,662)	(2,578)
Companies House fee	(13)	(13)
Sundries - including postage and meeting room hire	(77)	(66)
	<b>(15,354)</b>	<b>(66)</b>
Ground rent	(1,430)	(1,430)
Total expenditure	<b>(16,784)</b>	<b>(16,735)</b>
Operating surplus	8,638	9,016
Add interest receivable (note 6)	389	419
<b>Surplus prior to transfer to reserves</b>	<b>9,027</b>	<b>9,435</b>
Transfer to designated roof fund (note 7)	(4,800)	(4,800)
<b>To service charge reserves (note 7)</b>	<b>4,227</b>	<b>4,635</b>