

# **Lawrencedale Court Management Company Limited**

Report of the directors and unaudited financial statements for the year ended

29 September 2021

Company No 02202243

# Lawrencedale Court Management Company Limited

## FINANCIAL STATEMENTS

YEAR ENDED 29th SEPTEMBER 2021

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**LAWRENCEDALE COURT MANAGEMENT COMPANY LIMITED**

**REPORT OF THE DIRECTORS**

**YEAR ENDED 29th SEPTEMBER 2021**

The directors submit their report together with the financial statements for the year ended 29th September 2021.

**PRINCIPAL ACTIVITIES**

The principal activity of the company is to manage, maintain and administer land and buildings at Lawrencedale Court in Basingstoke. 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**

The company operated as Residents Management Company during the year on a non-profit basis.

The service charges payable for the year were £1,500 (2020: £1,500) per property. After deduction of maintenance costs there was a surplus of £7,558 (2020: £5,365) to add to reserves for future expenses.

**SERVICE CHARGE ACCOUNTS**

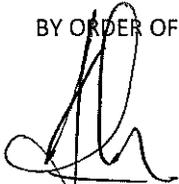
The directors have produced the statutory accounts for the year to show the service charge accounts passing through the company as they consider the company is acting as a principal rather than agent to the members.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 30 September 2020 to the date of this report.

David Aubrey Albert Ogle  
Diane Patricia Stock

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MIRPM  
Company Secretary  
14 October 2021

Registered Office:  
15 Windsor Road, Swindon, SN3 1JP

Registered in England No 02202243  
[www.lawrencedale.rmcweb.site](http://www.lawrencedale.rmcweb.site)

## LAWRENCE DALE COURT MANAGEMENT COMPANY LIMITED

Registered Number 02202243

### Income Statement

For the year ended 29 September 2021

|  |       | 2021                | 2020                |
|--|-------|---------------------|---------------------|
|  | Notes | £                   | £                   |
| <b>TURNOVER</b>                                | 3     | 24,000              | 24,000              |
| Administrative expenses                        | 10    | (16,553)            | (18,743)            |
| <b>OPERATING SURPLUS</b>                       |       | <u>7,447</u>        | <u>5,257</u>        |
| Interest receivable and similar income         | 6     | 111                 | 108                 |
| <b>RETAINED SURPLUS FOR THE FINANCIAL YEAR</b> |       | <u><u>7,558</u></u> | <u><u>5,365</u></u> |

**LAWRENCE DALE COURT MANAGEMENT COMPANY LIMITED**

Registered Number 02202243

**Balancing Statement as at 29 September 2021**

|  | Notes | 29 September 2021 |                      | 29 September 2020 |                      |
|--|-------|-------------------|----------------------|-------------------|----------------------|
|  |       | £                 | £                    | £                 | £                    |
| <b>CURRENT ASSETS</b>                        |       |                   |                      |                   |                      |
| Cash at Bank                                 |       | 33,129            |                      | 21,063            |                      |
| Debtors                                      | 4     | <u>741</u>        |                      | <u>897</u>        |                      |
|  |       | 33,870            |                      | 21,960            |                      |
| <b>CREDITORS</b>                             |       |                   |                      |                   |                      |
| Amounts falling due within one year          | 5     | (9,042)           |                      | (4,690)           |                      |
| <b>NET CURRENT ASSETS</b>                    |       |                   | 24,828               |                   | 17,270               |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |                   | <u><u>24,828</u></u> |                   | <u><u>17,270</u></u> |
| <b>RESERVES</b>                              |       |                   |                      |                   |                      |
| Called up share capital                      | 2     |                   | 16                   |                   | 16                   |
| Service charge reserves                      | 7     |                   | 24,812               |                   | 17,254               |
| <b>Leaseholders' Funds</b>                   |       |                   | <u><u>24,828</u></u> |                   | <u><u>17,270</u></u> |

a. For the year ending 29 September 2021 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.

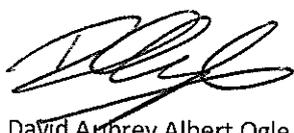
c. The directors acknowledge their responsibility for:

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 14 October 2021 and were signed on their behalf by:



David Aubrey Albert Ogle  
Director

**LAWRENCEDALE COURT MANAGEMENT COMPANY LIMITED**

Registered Number 02202243

**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 29th SEPTEMBER 2021**

**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**

Lawrencedale Court Management Company Limited is a private company, limited by 16 ordinary £1 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 (2020: none)

**3 TURNOVER**

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

|                 | <u>29.09.21</u> | <u>29.09.20</u> |
|-----------------|-----------------|-----------------|
|                 | £               | £               |
| Service Charges | 24,000          | 24,000          |

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

|  | <u>29.09.21</u> | <u>29.09.20</u> |
|--|-----------------|-----------------|
|  | £               | £               |
| Trade Debtors - <i>money owed as outstanding Service Charges</i> | -               | 244             |
| Payments in advance - <i>prepaid insurance</i>                   | 741             | 653             |
|  | <u>741</u>      | <u>897</u>      |

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

|   | <u>29.09.21</u> | <u>29.09.20</u> |
|---|-----------------|-----------------|
|   | £               | £               |
| Accrued expenses - <i>costs incurred but not yet paid</i> | 3,192           | 890             |
| Service Charges received from leaseholders in advance     | 5,850           | 3,800           |
|   | <u>9,042</u>    | <u>4,690</u>    |

**6 INTEREST RECEIVABLE**

|               | <u>29.09.21</u> | <u>29.09.20</u> |
|---------------|-----------------|-----------------|
|               | £               | £               |
| Bank Interest | 111             | 108             |

**7 SERVICE CHARGE RESERVES**

|                                | £             |
|--------------------------------|---------------|
| As at 30 September 2020        | 17,254        |
| Surplus for the year (note 10) | 7,558         |
| As at 29th September 2021      | <u>24,812</u> |

The directors consider that service charge reserves should be maintained at a level equal to approximately 2 years service charge income in order to avoid large fluctuations in service charge demands from year to year. This would suggest a target reserve in the region of £50,000.

**LAWRENCEDALE COURT MANAGEMENT COMPANY LIMITED**

Registered Number 02202243

**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 29th SEPTEMBER 2021**

| <b>8 Reconciliation of operating surplus to operating cash flows</b> | <b>29.09.21</b> | <b>29.09.20</b> |
|--|-----------------|-----------------|
|  | £               | £               |
| Operating surplus  | 7,447           | 5,257           |
| Decrease in debtors (note 4)   | 156             | 156             |
| Increase/(decrease) in operating creditors (note 5)                  | 4,352           | (1,215)         |
| Net cash inflow from operating activities                            | <u>11,955</u>   | <u>4,198</u>    |

| <b>9 Analysis of changes in cash during the year.</b> | <b>29.09.21</b> | <b>29.09.20</b> |
|---|-----------------|-----------------|
|   | £               | £               |
| Balance brought forward                               | 21,063          | 16,757          |
| Net cash inflow from operating activities (note 10)   | 11,955          | 4,198           |
| Interest received (note 6)                            | 111             | 108             |
| Balance at year-end                                   | <u>33,129</u>   | <u>21,063</u>   |

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

| <b>10 Detailed Income and Expenditure</b> | <b>29.09.21</b> | <b>29.09.20</b> |
|---|-----------------|-----------------|
|   | Total           | Total           |
|   | £               | £               |
| Total Income (note 3)                     | 24,000          | 24,000          |
| Maintenance - electrical                  | (770)           | (726)           |
| Maintenance - other                       | (2,027)         | (1,599)         |
| Window cleaning                           | (504)           | (800)           |
| Cleaning - internal areas                 | (1,120)         | (912)           |
| Grounds maintenance                       | (3,733)         | (6,326)         |
| Maintenance - trees                       | (2,575)         | (2,620)         |
| Maintenance - drainage                    | -               | (120)           |
| Communal electricity                      | (201)           | (165)           |
| Accountancy                               | (720)           | (720)           |
| Management fees                           | (3,440)         | (3,360)         |
| Insurance                                 | (1,438)         | (1,365)         |
| Companies House fee                       | (13)            | (13)            |
| Sundries - postage and website            | (12)            | (17)            |
|   | <u>(16,553)</u> | <u>(18,743)</u> |
| Operating surplus                         | 7,447           | 5,257           |
| Add Interest received (note 6)            | 111             | 108             |
| To service charge reserves (note 7)       | <u>7,558</u>    | <u>5,365</u>    |

**11 Other information**

The company is a party to the leases at Lawrence Dale Court between the freeholder which is Lawrence Dale Court (Freehold) Limited and the 16 leaseholders. The leases originally ran for 99 years from 29 September 1987.

The members of Lawrence Dale Court (Freehold) Limited are 14 of the 16 leaseholders. The 14 leaseholders extended their leases and varied their ground rent to a peppercorn (£0.00) after buying the freehold in 2016. The remaining two leases continue on the original terms at a ground rent which is currently £150 each per year.

**Service charges**

The leaseholders have appointed a managing agent to manage the site on their behalf. The managing agent advises the company on the level of service charges based on forecast expenditure.

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