

Hart Close (Wootton Bassett) RTM Company Limited

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

31 December 2021

Company No 10059899

Hart Close (Wootton Bassett) RTM Company Limited

FINANCIAL STATEMENTS

PERIOD ENDED 31 DECEMBER 2021

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Hart Close (Wootton Bassett) RTM Company Limited

REPORT OF THE DIRECTORS

PERIOD ENDED 31 DECEMBER 2021

The directors submit their report together with the financial statements for the year ended 31 December 2021.

PRINCIPAL ACTIVITIES

The principal activity of the company is to, manage, maintain and administer land and buildings at 6, 8,10 and 12 Hart Close, Royal Wootton Bassett, Swindon.

BUSINESS REVIEW

During the previous financial period end was amended to 31 December to bring it into line with the provisions of the lease. These accounts therefore cover a period of 12 months and the previous period is 9 months.

AUDIT

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

DIRECTORS

The directors shown below have held office during the entire period from 1 January 2021 to the date of this report.

Peter Charles Edwards

Austin Charles Thorne

Kyle Aaron Wakelam

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MIRPM

Company Secretary

12 January 2021

Registered Office:

15 Windsor Road

Swindon

SN3 1JP

Registered in England No 10059899

www.hartclose.rmcweb.site

Hart Close (Wootton Bassett) RTM Company Limited

Registered Number 10059899

Income Statement

For the period ended:

		31 December 2021	31 December 2020
	Notes	£ 12 months	£ 9 months
TURNOVER	3	3,440	2,440
Administrative expenses	10	(2,901)	(2,329)
OPERATING SURPLUS		<u>539</u>	<u>111</u>
Interest receivable and similar income	6	18	7
RETAINED SURPLUS FOR THE FINANCIAL PERIOD		<u><u>557</u></u>	<u><u>111</u></u>

Hart Close (Wootton Bassett) RTM Company Limited
Registered Number 10059899

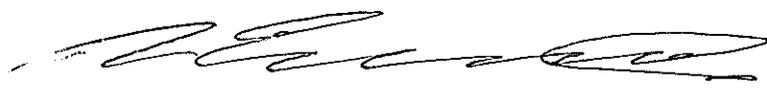
Balancing Statement as at 31 December 2021

	Notes	31 December 2021		31 December 2020	
		£	£	£	£
CURRENT ASSETS					
Cash at Bank		4,682		3,949	
Debtors	4	<u>247</u>		<u>209</u>	
		4,929		4,158	
CREDITORS					
Amounts falling due within one year	5	<u>(681)</u>		<u>(467)</u>	
NET CURRENT ASSETS			4,248		3,691
TOTAL ASSETS LESS CURRENT LIABILITIES			<u><u>4,248</u></u>		<u><u>3,691</u></u>
RESERVES					
Reserves	7		4,248		3,691
Leaseholders' funds			<u><u>4,248</u></u>		<u><u>3,691</u></u>

- a. For the year ending 31 December 2021 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 12 January 2022 and signed on their behalf by:



Peter Charles Edwards - director

Hart Close (Wootton Bassett) RTM Company Limited

Registered Number 10059899

NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31 DECEMBER 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

2 STATUTORY INFORMATION

Hart Close (Wootton Bassett) RTM Company Limited 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.

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 period, exclusive of value added tax.

	<u>31/12/2021</u>	<u>31/12/2020</u>
	£	£
Service charges receivable	3,440	2,440

4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>31/12/2021</u>	<u>31/12/2020</u>
	£	£
Service charges owed by tenants	-	-
Payments in advance (<i>prepaid insurance cover</i>)	247	209
	<u>247</u>	<u>209</u>

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>31/12/2021</u>	<u>31/12/2020</u>
	£	£
Service charges received in advance	172	-
Accrued expenses	509	467
	<u>681</u>	<u>467</u>

6 INTEREST RECEIVABLE

	<u>31/12/2021</u>	<u>31/12/2020</u>
	£	£
Bank interest receivable	18	7

7 RESERVES

	<u>31/12/2021</u>
	£
Opening reserves	3,691
Surplus for the period	557
Closing reserves	<u>4,248</u>

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

Hart Close (Wootton Bassett) RTM Company Limited
Registered Number 10059899

NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31 DECEMBER 2021

8 Reconciliation of operating surplus to operating cash flows	<u>31/12/2021</u>	<u>31/12/2020</u>
	£	£
Operating surplus	539	111
(Increase)/decrease in debtors (note 4)	(38)	31
Increase in operating creditors (note 5)	214	467
Net cash inflow from operating activities	<u>715</u>	<u>609</u>

9 Analysis of changes in cash during the Period.	<u>31/12/2021</u>	<u>31/12/2020</u>
	£	£
Opening cash	3,949	3,219
Interest received (note 6)	18	7
Depreciation	-	114
Net cash inflow from operating activities (note 8)	715	609
Balance at period-end	<u>4,682</u>	<u>3,949</u>

10 Detailed Income and Expenditure	<u>31/12/2021</u>	<u>31/12/2020</u>
	£	£
	12 months	9 months
Total income (note 3)	3,440	2,440
Building maintenance		
Maintenance - electrical EICR	-	(120)
Maintenance - alarms	-	(300)
Maintenance - building	(32)	(213)
Window cleaning	(96)	(40)
Grounds maintenance	(240)	(120)
Communal electricity	(222)	(108)
Management fees	(1,100)	(610)
Fire risk assessment	(300)	
Accountancy	(420)	(360)
Depreciation	-	(114)
Insurance - buildings	(394)	(259)
Insurance - directors and officers	(72)	(40)
Companies House fee	(13)	(13)
Postage, website and company seal	(12)	(32)
	<u>(2,901)</u>	<u>(2,329)</u>
Operating surplus for the period	539	111
Interest receivable (note 6)	18	7
Surplus for the period	<u>557</u>	<u>118</u>

11 OTHER INFORMATION

Right To Manage

The company acquired the Right To Manage the premises in 2016.

Leases

The leases run for 155 years from 1 January 2008 subject a ground rent of £175.00 payable half-yearly in advance on 1 January and 1 July with rent reviews every 25 years with the first due on 1 January 2033.

Service Charge

The company has appointed a professional local managing agent to manage the site on its 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 company directors.