

# **Hart Close (Wootton Bassett) RTM Company Limited**

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

31 December 2025

Company No 10059899

# Hart Close (Wootton Bassett) RTM Company Limited

## FINANCIAL STATEMENTS

PERIOD ENDED 31 DECEMBER 2025

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Hart Close (Wootton Bassett) RTM Company Limited

REPORT OF THE DIRECTORS

PERIOD ENDED 31 DECEMBER 2025

The directors submit their report together with the financial statements for the year ended 31 December 2025.

**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 year the service charge reserves increased to £6,662 (2024: £6,277). The company intends to continue to increase the reserves over several years to approximately twice annual income to help avoid large service charge increases in the event of unplanned expenditure.

**AUDIT**

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

**DIRECTORS**

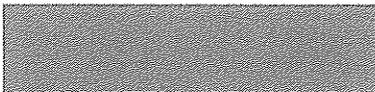
The directors shown below have held office during the entire period from 1 January 2025 to the date of this report.

Peter Charles Edwards  
Kyle Aaron Wakelam

The director shown below has held office from 1 January 2025 and retired prior to the date of this report.

Austin Charles Thorne - retired 19 March 2025

**BY ORDER OF THE BOARD**



John R Morris FCMA CGMA MTPI  
Company Secretary  
12 January 2026

Registered Office:  
15 Windsor Road  
Swindon  
SN3 1JP

Registered in England No 10059899  
W: hartclose.bml.site

## Hart Close (Wootton Bassett) RTM Company Limited

Registered Number 10059899

### Income Statement

For the period ended:

		31 December 2025	31 December 2024
	Notes	£	£
<b>INCOME</b>	3	5,360	4,800
Service charge expenditure	10	(5,122)	(4,280)
<b>SURPLUS BEFORE INTEREST</b>		<b>238</b>	<b>520</b>
Interest receivable and similar income	6	146	145
<b>SURPLUS FOR THE FINANCIAL YEAR</b>		<b>384</b>	<b>520</b>

**Hart Close (Wootton Bassett) RTM Company Limited**

Registered Number 10059899

**Balancing Statement as at 31 December 2025**

	Notes	31 December 2025		31 December 2024	
		£	£	£	£
<b>CURRENT ASSETS</b>					
Cash at Bank		7,352		7,054	
Debtors	4	<u>513</u>		<u>454</u>	
		7,865		7,508	
<b>CREDITORS</b>					
Amounts falling due within one year	5	<u>(1,204)</u>		<u>(1,231)</u>	
<b>NET CURRENT ASSETS</b>			6,661		6,277
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u><u>6,661</u></u>		<u><u>6,277</u></u>
<b>RESERVES</b>					
Reserves	7		6,661		6,277
<b>Leaseholders' funds</b>			<u><u>6,661</u></u>		<u><u>6,277</u></u>

a. For the year ending 31 December 2025 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 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 directors on 12 January 2026 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 2025**

**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 (2024: none)

**3 INCOME**

Income represents service charges invoiced during the year for the provision of services in accordance with the leases.

	<u>31.12.25</u>	<u>31.12.24</u>
	£	£
Service charges receivable	5,360	4,800
<b>4 <u>DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</u></b>		
	<u>31.12.25</u>	<u>31.12.24</u>
	£	£
Service charges owed by tenants	-	-
Payments in advance ( <i>prepaid insurance cover</i> )	513	454
	<u>513</u>	<u>454</u>
<b>5 <u>CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</u></b>		
	<u>31.12.25</u>	<u>31.12.24</u>
	£	£
Accrued expenses	936	935
Service charges received in advance	268	296
	<u>1,204</u>	<u>1,231</u>
<b>6 <u>INTEREST RECEIVABLE</u></b>		
	<u>31.12.25</u>	<u>31.12.24</u>
	£	£
Bank interest receivable	146	145
<b>7 <u>RESERVES</u></b>		
	<u>31.12.25</u>	
	£	
Opening service charge reserves 1 January 2025	6,277	
Surplus for the year (note 10)	384	
Closing service charge reserves 31 December 2025	<u>6,661</u>	

Reserve funds are held in accordance with the lease and may be applied only towards future maintenance and repair of the building and estate.

*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 2025**

<b>8 Reconciliation of operating surplus to operating cash flows</b>	<b>31.12.25</b>	<b>31.12.24</b>
	£	£
Operating surplus	238	520
Increase in debtors (note 4)	(59)	(57)
(Decrease)/increase in operating creditors (note 5)	(27)	253
Net cash inflow from operating activities	<u>152</u>	<u>716</u>

<b>9 Analysis of changes in cash during the Period.</b>	<b>31.12.25</b>	<b>31.12.24</b>
	£	£
Opening cash	7,054	6,193
Interest received (note 6)	146	145
Net cash inflow from operating activities (note 8)	152	716
Balance at year-end	<u>7,352</u>	<u>7,054</u>

<b>10 Detailed Income and Expenditure</b>	<b>31.12.25</b>	<b>31.12.24</b>
	£	£
Total income (note 3)	5,360	4,800
Maintenance - electrical	(245)	(60)
Maintenance - building	(336)	(232)
Window cleaning	(144)	(144)
Grounds maintenance	(585)	(450)
Communal electricity	(644)	(436)
Management fees	(1,416)	(1,344)
Accountancy	(720)	(720)
Insurance - buildings	(837)	(727)
Insurance - directors and officers	(149)	(142)
Companies House fee	(34)	(13)
Sundries	(12)	(12)
	<u>(5,122)</u>	<u>(4,280)</u>
Surplus for the year before interest	238	520
Interest receivable (note 6)	146	145
Surplus for the year	<u>384</u>	<u>665</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.

**Commissions and kickbacks**

No commissions or kick-backs are received by the managing agent or company directors.

**12 APPORTIONMENT STATEMENT**

Service charges are apportioned in accordance with the lease and each flat contributes an equal share of the total expenditure net of transfer to or from reserves.