

Witcombe Green Limited

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

31 March 2025

Company No 01449431

Witcombe Green Limited

FINANCIAL STATEMENTS

YEAR ENDED 31st MARCH 2025

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WITCOMBE GREEN LIMITED

REPORT OF THE DIRECTORS

YEAR ENDED 31st MARCH 2025

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

PRINCIPAL ACTIVITIES

The principal activity of the company is to own, manage, maintain and administer land and buildings at 19 High Street, Wroughton. 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. The freehold of the site has been recognised in these accounts at a nominal value of £1.

BUSINESS REVIEW

The company operated as Residents Management Company during the year on a non-profit basis. The next year-end date has been changed to 31 December to bring it in line with the accounting provisions of the leases.

SERVICE CHARGE ACCOUNTS

The directors have produced the statutory accounts for the period 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

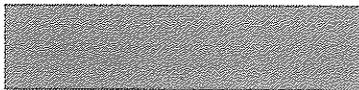
The directors shown below has held office during the whole of the period from 1 April 2024 to the date of this report.

Margaret Hinton
Kevin Mapstone
Joseph Meredith
Annette Senior
Pauline May Turner

The director shown below held office from 1 April 2024 and ceased acting as a director before the date of this report.

Joan James - resigned 31 March 2025

BY ORDER OF THE BOARD



John Robert Morris FCMA CGMA MTPI
Company Secretary
5 April 2025

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

Registered in England No 01449431
www.witcombegreen.rmcweb.site

WITCOMBE GREEN LIMITED

Registered Number 01449431

Income Statement

For the year ended 31 March 2025

		31 March 2025	31 March 2024
	Notes	£	£
TURNOVER	2	6,006	4,200
Administrative expenses	10	(6,772)	(5,525)
RETAINED DEFICIT FOR THE YEAR		(766)	(1,325)

WITCOMBE GREEN LIMITED

Registered Number 01449431

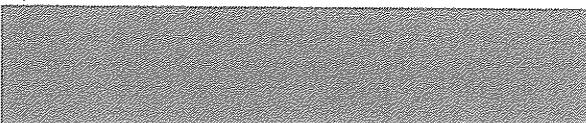
Balancing Statement as at 31 March 2025

	Notes	31 March 2025		31 March 2024	
		£	£	£	£
Freehold	11		1		1
CURRENT ASSETS					
Cash at Bank		717		1,109	
Debtors	4	449		700	
		<u>1,166</u>		<u>1,809</u>	
CREDITORS					
Amounts falling due within one year	5	(353)		(230)	
NET CURRENT ASSETS			813		1,579
TOTAL ASSETS LESS CURRENT LIABILITIES			<u><u>814</u></u>		<u><u>1,580</u></u>
RESERVES					
Share Capital	2		6		6
Service charge reserves	7		808		1,574
Members' Funds			<u><u>814</u></u>		<u><u>1,580</u></u>

- a. For the year ending 31 March 2025 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 surplus or deficit for the financial period, 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 5 April 2025 and signed on its behalf by:



Annette Senior - director

Witcombe Green Limited

Registered Number 01449431

NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31st March 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 and as required under section 21(5) of the Landlord & Tenant Act 1985 and the RICS Service Charge Residential Management Code. The comparative accounts for the previous year have been revised on a similar basis (note 6).

2 STATUTORY INFORMATION

Witcombe Green Limited is a private company, limited by ordinary shares of £1 each, 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 TURNOVER

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

	<u>31.03.2025</u>	<u>31.03.2024</u>
	£	£
Service charges	6,006	4,200

4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>31.03.2025</u>	<u>31.03.2024</u>
	£	£
Trade Debtors - <i>money owed as outstanding Service Charges</i>	2	200
Payments in advance	447	500
	<u>449</u>	<u>700</u>

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>31.03.2025</u>	<u>31.03.2024</u>
	£	£
Accrued expenses - <i>costs incurred but not yet paid</i>	353	230
Service Charges received from leaseholders in advance	-	-
	<u>353</u>	<u>230</u>

6 OPENING RESERVES

	<u>31.03.2024</u>
	£
As declared in accounts to 31 March 2024	1,148
Plus estimated buildings insurance prepayment	500
Less - accrued accounts fee	(69)
Less - share capital shown separately	(6)
Rounding adjustment	1
	<u>1,574</u>

7 SERVICE CHARGE RESERVES

	£
As at 1 April 2024 (note 6)	1,574
Deficit for the year (note 10)	(766)
As at 31st March 2025	<u>808</u>

The company policy is 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.

Witcombe Green Limited

Registered Number 01449431

NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31st March 2025

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

8 Reconciliation of operating surplus or deficit to operating cash flows	31.03.2025	31.03.2024
	£	£
Operating deficit	(766)	(1,325)
Decrease/(increase) in debtors (note 4)	251	(131)
Increase/(decrease) in operating creditors (note 5)	123	(145)
Net cash outflow from operating activities	<u>(392)</u>	<u>(1,601)</u>

9 Analysis of changes in cash during the year.	31.03.2025	31.03.2024
	£	£
Balance brought forward	1,109	2,710
Net cash outflow (note 8)	(392)	(1,601)
Balance at year-end	<u>717</u>	<u>1,109</u>

10 Detailed Income and Expenditure	31.03.2025	31.03.2024
	£	£
Total Income (note 2)	6,006	4,200
Buildings maintenance	(160)	(1,757)
Window cleaning	(715)	-
Internal cleaning	(1,050)	(1,250)
Grounds maintenance	(1,538)	-
Communal electricity	(791)	(1,104)
Accountancy	(230)	(230)
Asbestos survey	(1,206)	-
Insurance - buildings	(1,030)	(1,134)
Companies House fees	(34)	(13)
Bank charges	(13)	-
Sundry	(5)	(37)
	<u>(6,772)</u>	<u>(5,525)</u>
Deficit - from service charge reserves (note 7)	<u>(766)</u>	<u>(1,325)</u>

11 OTHER INFORMATION

Ground Rent

The freehold of the property is owned by the company and includes six apartments with leases granted for 99 years from 26 June 1981 at a ground rent of £25 payable in advance on 26 June. The freehold is recognised in the accounts at a nominal value of £1.

Service charge

The company has appointed a local professional managing agent to manage the site on its behalf from 1 April 2025. The managing agent will advise the company on the level of service charges based on forecast expenditure.

Commissions and kick backs

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