Windsor Road (Swindon) Residents Limited

Service Charge Accounts and Financial Statements for the year ended

24 June 2026

Company registered No 01249064

Windsor Road (Swindon) Residents Limited

FINANCIAL STATEMENTS

YEAR ENDED 24 JUNE 2026

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WINDSOR ROAD (SWINDON) RESIDENTS LIMITED

Governance and Directors' Statement

YEAR ENDED 24 JUNE 2026

Principal Activity

The principal activity of the company during the year was the management, maintenance and administration of Broughton Grange, The Lawns, Swindon.

Directors

The directors who served throughout the year from 25 June 2025 to the date of approval of these financial statements were:

Claudine Ann Barber
Deborah Violet Guyatt

Small Companies' Exemption Statement

For the year ended 24 June 2026, the company was entitled to exemption from audit under section 477 of the Companies Act 2006. The members have not required the company to obtain an audit in accordance with section 476 of the Act.

Directors' Responsibilities

The directors acknowledge their responsibilities for ensuring that the company keeps adequate accounting records which comply with section 386 of the Companies Act 2006; and preparing financial statements that give a true and fair view of the state of affairs of the company and of its surplus or deficit for the financial year, in accordance with section 393 of the Act, and that otherwise comply with the requirements of the Companies Act relating to accounts.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies' regime.

Approval of the Financial Statements

These financial statements were approved by the board of directors on 12 August 2026 and signed on behalf of the board by:

Claudine Ann Barber
Director

Registered office:
15 Windsor Road, Swindon, SN3 1JP
Registered number: 01249064

Website: broughtongrange.bml.site

WINDSOR ROAD (SWINDON) RESIDENTS LIMITED

Income Statement
For the year ended:

	Notes	24 June 2026 £	24 June 2025 £
INCOME	3	49,130	46,070
Service charge expenditure	10	(40,001)	(32,242)
SURPLUS BEFORE INTEREST		**9,129**	**13,828**
Interest receivable and similar income	6	841	863
SURPLUS FOR THE FINANCIAL YEAR		**9,970**	**14,691**

WINDSOR ROAD (SWINDON) RESIDENTS LIMITED

Balance Sheet	Notes	**24 June 2026** £	£	**24 June 2025** £	£
CURRENT ASSETS					
Cash at Bank		52,737		49,019	
Debtors	4	6,021		7,150	
		58,758		56,169	
CREDITORS					
Amounts falling due within one year	5	(14,625)		(22,006)	
NET CURRENT ASSETS			44,133		34,163
TOTAL ASSETS LESS CURRENT LIABILITIES			**44,133**		**34,163**
Capital and Reserves					
Equity:					
Called up share capital	5		340		340
			340		340
Service charge trust funds represented by:					
Reserve fund	7		43,793		33,823
			43,793		33,823
Total funds including service charge funds			**44,133**		**34,163**

a. For the year ending 24 June 2026 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:
- ensuring the company keeps adequate accounting records under section 386;
- preparing financial statements that comply with the requirements of the Act and give a true and fair view;
- delivering financial statements to the Registrar of Companies within the time limits set out in section 442.

These financial statements 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 12 August 2026 and were signed on its behalf by:

Claudine Ann Barber
Director

WINDSOR ROAD (SWINDON) RESIDENTS LIMITED

NOTES TO FINANCIAL STATEMENTS FOR YEAR TO 24 JUNE 2026

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

Service Charge Monies Held on Trust

In accordance with section 42 of the Landlord and Tenant Act 1987 and the provisions of the leases, all service charge monies are held by the company on trust for the leaseholders.

The service charge accounts are prepared to show the income and expenditure relating to the management, maintenance and administration of Broughton Grange and do not represent trading activity of the company. Any surplus or deficit arising on the service charge account is carried forward within service charge trust funds and does not form part of the company's own distributable reserves.

2 STATUTORY INFORMATION

Windsor Road (Swindon) Residents Limited is a private company, limited by shares of £10.00 each, registered in England and Wales. The company's registered number and registered office address can be found on the Governance & Directors' Statement page.

The average number of employees during the year was: none (2025: none).

3 INCOME

Service charge income represents amounts demanded from leaseholders in accordance with the terms of the lease relating to the accounting period.

	24.06.2026	24.06.2025
	£	£
Service Charges	49,130	46,070

4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	24.06.2026	24.06.2025
	£	£
Trade debtors - *outstanding service charges*	0	1,626
Prepaid expenses - *insurance paid in advance*	6,021	5,524
	6,021	**7,150**

5 CREDITORS: Amounts falling due within one year

	24.06.2026	24.06.2025
	£	£
Accrued expenses - *costs paid after year end*	5,574	6,053
Other creditors - *service charges received in advance*	9,051	15,953
	14,625	**22,006**

6 INTEREST RECEIVABLE

	24.06.2026	24.06.2025
	£	£
Bank interest	841	838
On overdue service charges	0	25
	841	863

7 SERVICE CHARGE RESERVES

	£
Opening reserves at 25th June 2025	33,823
Surplus for the year (note 10)	9,970
Closing reserves at 24th June 2026	**43,793**

Reserve Policy

The reserve fund is held to meet future maintenance obligations, planned capital expenditure and unforeseen costs. The directors aim to maintain reserves at a level sufficient to meet anticipated major expenditure, unforeseen costs and long-term maintenance requirements and assist in smoothing future service charge demands. The reserve position is reviewed periodically in light of projected expenditure, anticipated maintenance requirements and the long-term condition of the property.

WINDSOR ROAD (SWINDON) RESIDENTS LIMITED

NOTES TO FINANCIAL STATEMENTS FOR YEAR TO 24 JUNE 2026

Supplementary Service Charge Information

8 Reconciliation of operating surplus to operating cash flows

	24.06.2026	24.06.2025
	£	£
Operating surplus	9,129	13,828
Decrease/(increase) in debtors (note 4)	1,129	(3,407)
(Decrease)/increase in operating creditors (note 5)	(7,381)	52
Net cash inflow from operating activities	2,877	10,473

9 Analysis of changes in cash during the period.

	24.06.2026	24.06.2025
	£	£
Balance brought forward	49,019	37,683
Net cash inflow from operating activities (note 8)	2,877	10,473
Interest received (note 6)	841	863
Balance at year-end	52,737	49,019

10 Detailed Income and Expenditure

	24.06.2026	24.06.2025
	£	£
Total Income (note 3)	49,130	46,070
Service charge expenditure:		
Cleaning	(2,968)	(2,820)
Maintenance - electrical	(426)	(758)
Maintenance - buildings	(4,001)	(6,960)
Maintenance - roof	(7,913)	(180)
Maintenance - entrance gate	(2,132)	(440)
Window cleaning	(1,135)	(1,093)
Fly-tipping and vandalism	(575)	(72)
Grounds maintenance	(3,614)	(5,878)
Communal electricity	(900)	(1,285)
Accounts	(840)	(840)
Management fees	(6,432)	(6,024)
Professional fees - *fire door assessment/fire risk assessment*	(500)	(163)
Insurance - buildings	(7,319)	(4,699)
Insurance - directors and officers	(323)	(321)
Insurance - rebuild cost assessment	(165)	-
Companies House and ICO fee	(81)	(56)
Bank charges	(81)	(21)
Early settlement discounts	(540)	(600)
Sundries	(56)	(32)
	(40,001)	(32,242)
Operating surplus	9,129	13,828
Add interest receivable (note 6)	841	863
To service charge reserves (note 7)	**9,970**	**14,691**

WINDSOR ROAD (SWINDON) RESIDENTS LIMITED

NOTES TO FINANCIAL STATEMENTS FOR YEAR TO 24 JUNE 2026

11 OTHER INFORMATION

a. Ground Rent

The Company is a party to 34 leases originally granted by the freeholder on 24 June 1976 for 99 years until 23 June 2075 with an initial ground rent of £40.00 payable half-yearly in advance on 24 June and 24 December. The ground rent increased to £60.00 a year on 24 June 2009, and is due to increase to £80.00 from 23 June 2042. Several leaseholders have entered into deeds of variation to extend their leases and reduce the ground rent to a peppercorn (£0.00).

b. Service Charge

The Company has appointed Block Management Ltd, a local professional managing agent to act on its behalf. The managing agent advises the company on the level of service charge based on forecast expenditure and reserve transfer. Service charge costs are apportioned equally 1/34th each between the 34 properties. All expenditure has been incurred in accordance with the Company's obligations under clause 4(2) of the lease.

c. Independent Preparation of Accounts

The Seventh Schedule to the lease refers to the provision of an auditor's certificate. The Company is entitled to exemption from audit under the Companies Act 2006 and has not appointed auditors. These service charge accounts have been prepared on behalf of the directors by Block Management Ltd from the books and records of the Company. The accounts have been compiled by a Fellow of the Chartered Institute of Management Accountants (FCMA). No audit, independent examination or assurance engagement has been undertaken and accordingly no audit opinion or auditor's certificate is expressed.

d. Commission and incentive payments

The managing agent is remunerated through a management fee included within service charge expenditure. No commission, incentive payment or other benefit has been received by the managing agent or the directors in respect of placing insurance or other contracts during the year.