

Woolston Place Management Company Limited

Financial Statements for the year ended

31 December 2025

Company Number 08083820

Woolston Place Management Company Limited

YEAR ENDED 31ST DECEMBER 2025

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Woolston Place Management Company Limited
REPORT OF THE DIRECTORS

YEAR ENDED 31 DECEMBER 2025

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

Principal Activity

The principal activities of the company are to manage, maintain and administer the land and buildings of 16-32 (even numbers) Woolston Place, Sherfield On Loddon, Hook, Hampshire.

Small Companies' Exemption Statement

For the year ended 31 December 2025, 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.

Directors

The following directors held office during the whole of the period from 1 January 2025 to the date of this report.

John Christopher Shore

Diane Yvonne Howard

Service Charge Compliance Statement

The service charge accounts for the year ended 31 December 2025 have been prepared by the Directors of Woolston Place Management Company Limited in accordance with the provisions of the leases relating to service charges.

The accounts:

Reflect only costs and expenses properly recoverable under the terms of the leases;

Allocate service charge costs in accordance with the apportionment basis set out in the leases;

Show service charge monies and reserves held on trust for the leaseholders and not as assets of the Company;

Cover the financial year specified in the leases, being the period from 1 January to 31 December.

In accordance with the lease provisions, the Directors have determined the service charge expenditure and reserve position for the year. The Company has claimed exemption from statutory audit under the Companies Act 2006, and the service charge accounts have therefore not been formally audited. The Directors confirm that the accounts provide a true and fair summary of the service charge income, expenditure, and reserves for the year.

Copies of supporting schedules and further information relating to the service charge calculations are available to leaseholders upon reasonable request.

Approval of the Financial Statements

These financial statements were approved by the board of directors on 8 April 2026 and signed on behalf of the board by:

John Christopher Shore - director

8 April 2026

Registered office: 15 Windsor Road, Swindon SN3 1JP

Registered number 08083820

W: Woolston.bml.site

Woolston Place Management Company Limited

Income Statement

For the year ended:- 31 December 2025

		2025	2024
	Note	£	£
INCOME	3	15,309	13,929
Operating charges	10	(12,217)	(12,299)
SURPLUS BEFORE INTEREST		3,092	1,630
Interest receivable and similar income	6	371	379
RETAINED SURPLUS FOR THE FINANCIAL YEAR		3,463	2,009

Woolston Place Management Company Limited

Balance Sheet as at:-

		31 December 2025		31 December 2024	
	Note	£	£	£	£
Current Assets					
Cash at Bank		19,012		16,742	
Debtors	4	240		219	
		<u>19,252</u>		<u>16,961</u>	
Creditors : Amounts falling due within one year	5	(6,025)		(7,197)	
Net Current Assets			<u>13,227</u>		<u>9,764</u>
Total Assets Less Current Liabilities			<u>13,227</u>		<u>9,764</u>
Capital and Reserves					
Service Charge reserves	7		13,227		9,764
Total service charge funds			<u>13,227</u>		<u>9,764</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:
- 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 8 April 2026 and signed on its behalf by:

John Christopher Shore - director

Woolston Place Management Company Limited

NOTES TO THE FINANCIAL STATEMENTS FOR THE 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.

Service Charge Monies Held on Trust

In accordance with section 42 of the Landlord and Tenant Act 1987, all service charge monies are held on trust for the leaseholders in a separate trustee capacity and do not form part of the company's own assets.

The service charge funds disclosed in these financial statements are presented for information only and represent monies held on trust for the 9 leaseholders.

2 STATUTORY INFORMATION

Woolston Place Management 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 the amounts derived from the provision of services during the year, exclusive of value added tax.

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Service charges	15,300	13,920
Ground rent	9	9
	<u>15,309</u>	<u>13,929</u>

4 DEBTORS

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Trade debtors - <i>outstanding service charges</i>	-	-
Prepaid expenses - <i>insurance paid in advance</i>	240	219
	<u>240</u>	<u>219</u>

5 CREDITORS: Amounts falling due within one year

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Accrued expenses - <i>costs paid after year end</i>	1,815	2,604
Other creditors - <i>service charges received in advance</i>	4,210	4,593
	<u>6,025</u>	<u>7,197</u>

6 INTEREST RECEIVABLE

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Bank interest	371	379

7 RECONCILIATION OF RESERVES

Opening reserves at 1 January 2025	£	9,764
Surplus for the year (note 10)		3,463
Closing reserves at 31 December 2025		<u>13,227</u>

Woolston Place Management Company Limited

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2025

8 Reconciliation of operating surplus to operating cash flows	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Operating surplus	3,092	1,630
(Increase)/decrease in operating debtors (note 4)	(21)	88
(Decrease)/increase in operating creditors (note 5)	(1,172)	764
Net cash inflow from operating activities	<u>1,899</u>	<u>2,482</u>
9 Analysis of changes in cash during the year.	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Balance brought forward	16,742	13,881
Interest received (note 7)	371	379
Net cash inflow from operating activities (note 8)	1,899	2,482
Balance at year-end	<u>19,012</u>	<u>16,742</u>
10 Detailed service charge income and expenditure	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Total Income (note 3)	15,309	13,929
<u>Service charge expenditure:</u>		
Cleaning	(803)	(857)
Window cleaning	(215)	(270)
Maintenance - general	(904)	(1,000)
Maintenance - redecoration	-	(1,190)
Maintenance - waste management	(205)	(171)
Maintenance - electrical	(612)	-
Maintenance - grounds	(1,380)	(1,915)
Communal electricity	(1,439)	(646)
Water	(253)	(140)
Insurance - buildings	(1,524)	(1,455)
Insurance - directors and officers	(180)	(175)
Insurance - rebuild cost assessment	-	(200)
Management fees	(3,384)	(3,060)
Accountancy	(840)	(840)
Health & Safety assessments	(423)	(325)
Ground rent (note 11)	(9)	(9)
Sundry	(12)	(12)
Company Registration	(34)	(34)
Total expenditure	<u>(12,217)</u>	<u>(12,299)</u>
Service charge surplus before interest	<u>3,092</u>	<u>1,630</u>
Interest receivable (note 6)	371	379
Surplus for the year transferred to reserves (note 8)	<u>3,463</u>	<u>2,009</u>

Woolston Place Management Company Limited

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2025

11 OTHER INFORMATION

Ground Rent payable to company

The nine leases run for a period of 125 years from 1 July 2012 with an annual ground rent of £1 payable to Woolston Place Management Company Limited who in turn pay £9 a year ground rent to the freeholder.

Ground Rent payable to freeholder

The nine leaseholders also have ground rent payable to the freeholder in two half-yearly payments in advance on 1 January and 1 July of £200 a year. This is due to increase to; £400 a year from 1 July 2037, £600 from 1 July 2062, £800 from 1 July 2087 and £1,000 from 1 July 2112.

Service Charges

The company appointed a new managing agent to manage the site on its behalf on 1 December 2021. The new managing agent advises the company on the level of service charges based on forecast expenditure.

Commissions and incentive payments

No commissions or incentive payments of any kind are received by the managing agent or the company directors.

Service Charge Allocation

Service charge costs are apportioned in accordance with the terms of the lease so that a one-bedroom flat pays 2/12th of the total charge and a one-bedroom flat pays 1 /12th.

One bedroom flat charge	£1,275
Two bedroom flat charge	£2,550