

Orchard Court (Swindon) Management Company Limited

Report of the Directors and Financial Statements for the year ended

31 December 2025
Company Number 2376564

Orchard Court (Swindon) Management Company Limited

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2025

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ORCHARD COURT (SWINDON) MANAGEMENT COMPANY LIMITED

REPORT OF THE DIRECTOR

YEAR ENDED 31ST DECEMBER 2025

The director submits their report together with the financial statements for the period ended 31st December 2025.

PRINCIPAL ACTIVITIES

The principal activities of the company are to manage, maintain and administer the land and buildings at Orchard Court, 190 Oxford Road, Swindon. The company is the owner of the freehold and has granted long leases to its members.

AUDIT AND CERTIFICATION

The service charge accounts for the year ended 31 December 2025 have been prepared in accordance with the provisions of the Lease and have been audited by a competent accountant for the purposes of certifying the total costs incurred and the proportion payable by each lessee pursuant to the Seventh Schedule to the Lease.

The audit and certification have been carried out to satisfy the contractual requirements of the Lease and are separate from any audit requirements (or exemptions) under the Companies Act 2006.

SERVICE CHARGE ACCOUNTS

The directors have produced statutory accounts which include a detailed statement of service charge income and expenditure for transparency.

DIRECTORS

The director shown below has held office during the whole of the period from 1 January 2025 to the date of these accounts:

Michelle L Gingell

Approved by the Board on 9 February 2026 and signed on its behalf by:

Michelle L Gingell
Director

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

Registered in England No: 02376564
W: Orchard-Court.co.uk

ORCHARD COURT (SWINDON) MANAGEMENT COMPANY LIMITED

SERVICE CHARGE CERTIFICATE

YEAR ENDED 31ST DECEMBER 2025

We hereby certify that, in accordance with the provisions of the Lease relating to Orchard Court, 190 Oxford Road, Stratton St Margaret, Swindon, the service charge account for the year ended 31 December 2025 has been prepared and audited, and that:

1. The total costs, charges and expenses incurred by the Lessor in carrying out its obligations under the Seventh Schedule to the Lease for the accounting period ended 31 December 2025 amount to:
£6,895
2. In accordance with the Lease, each lessee is liable for one-seventh (1/7th) of the said costs.
3. The proportionate amount payable by each lessee for the said accounting period is:
£985

This certificate is given pursuant to clauses 9, 10 and 11 of the Seventh Schedule to the Lease.

Signed and certified by a competent accountant for the purposes of the Lease:

John R Morris FCMA CGMA MTPI
09 February 2026

Orchard Court (Swindon) Management Company Limited
Registered Number 02376564

Income Statement

For the year ended 31 December 2025

		2025	2024
	Notes	£	£
TURNOVER	3	7,420	6,986
Administrative expenses	10	(6,895)	(6,386)
OPERATING SURPLUS		525	600
Interest receivable and similar income	6	326	379
SURPLUS FOR THE FINANCIAL YEAR		851	979

Orchard Court (Swindon) Management Company Limited

Registered Number 02376564

Balancing Statement as at:-

		31st December 2025		31st December 2024	
	Note	£	£	£	£
Fixed Assets					
Freehold land and buildings			1		1
Current Assets					
Cash at Bank		15,657		13,806	
Debtors	4	975		910	
		<u>16,632</u>		<u>14,716</u>	
Creditors : Amounts falling due within one year	5	(2,423)		(1,358)	
Net Current Assets			<u>14,209</u>		<u>13,358</u>
Total Assets Less Current Liabilities			<u><u>14,210</u></u>		<u><u>13,359</u></u>
Reserves					
Service Charge reserves	7		14,210		13,359
Members' Funds			<u><u>14,210</u></u>		<u><u>13,359</u></u>

- a. For the period ending 31 December 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:
- ensuring the company keeps accounting records which comply with Section 386; and
 - 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 director on 9 February 2026 and signed by:

Michelle L Gingell - director

Orchard Court (Swindon) Management Company Limited

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025

1 ACCOUNTING POLICIES

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

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

Orchard Court (Swindon) Management Company Limited is a private company, limited by guarantees of £1 each from the seven members and is 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)

2 TURNOVER

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

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Service Charges due for the period	<u>7,420</u>	<u>6,986</u>

4 DEBTORS: Amounts falling due within one year

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Trade Debtors - <i>service charges outstanding</i>	0	0
Payments in advance - <i>prepaid insurance</i>	975	910
	<u>975</u>	<u>910</u>

5 CREDITORS: Amounts falling due within one year

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Accrued expenses	1,070	946
Service Charges received in advance	1,353	412
	<u>2,423</u>	<u>1,358</u>

6 INTEREST RECEIVABLE

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Bank interest	<u>326</u>	<u>379</u>

Bank interest earned on service charge monies is treated as service charge income and is credited to the service charge reserve fund for the benefit of the leaseholders.

7 RECONCILIATION OF SERVICE CHARGE RESERVES

	£
Balance brought forward at 1st January 2025	13,359
Retained surplus for the year (note 10)	851
As at 31st December 2025	<u>14,210</u>

The director considers that service charge reserves should be maintained at a level appropriate to meet future major works and unexpected expenditure demands and any loss of income. Funds remain attributable to leaseholders collectively.

Orchard Court (Swindon) Management Company Limited**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025**

8 Reconciliation of operating surplus to operating cash flows	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Operating surplus	525	600
Increase in debtors (note 4)	(65)	(94)
Increase in operating creditors (note 5)	1,065	69
Net cash inflow from operating activities	<u>1,525</u>	<u>575</u>
9 Analysis of changes in cash during the period.	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Balance brought forward	13,806	12,852
Interest received (note 6)	326	379
Net cash inflow from operating activities (note 9)	1,525	575
Balance at year-end	<u>15,657</u>	<u>13,806</u>
 <i>The following note does not form part of the statutory accounts</i>		
10 Detailed Income and Expenditure	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Total Income (note 3)	7,420	6,986
Gardening	(1,452)	(1,378)
Maintenance - site	(40)	(444)
Maintenance - building	(1,412)	(896)
Managing agents fees	(1,833)	(1,728)
Accountancy	(840)	(720)
Professional fees - <i>risk assessment</i>	-	(250)
Insurance - buildings	(872)	(773)
Insurance - directors and officers	(149)	(142)
Insurance - rebuild cost assessment	(200)	-
Sundry	(12)	(42)
Bank charges	(51)	-
Companies House fee	(34)	(13)
	<u>(6,895)</u>	<u>(6,386)</u>
Operating surplus	525	600
Interest received (note 6)	326	379
Transfer to service charge reserves	<u>851</u>	<u>979</u>

11 OTHER INFORMATION**Ground rent**

The company owns the freehold of 190 Oxford Road, Swindon. The building consists of seven maisonettes on leases that run from 1 May 1992 for 999 years at a ground rent of £50.00 a year. The company has not charged ground rent to its members for over 6 years.

Service charge

The company has appointed a professional local managing agent to manage the premises 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 the company director.

Related party disclosure – managing agent

The managing agent is a company in which the certifying accountant is a director. The directors have reviewed and approved the managing agent's fees and are satisfied that the charges are reasonable and in accordance with the Lease.