

Applewood Court Residents (Swindon) Ltd

Report of the directors and
Financial Statements for the year ended

31 March 2026
Company Number 01664985

Applewood Court Residents (Swindon) Ltd

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2026

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APPLEWOOD COURT RESIDENTS (SWINDON) LTD

Governance and Directors' Statement

YEAR ENDED 31 MARCH 2026

The directors submit their report together with the financial statements for the year ended 31 March 2026.

Principal Activity

The principal activity of the company during the year was the management, maintenance and administration of the land and buildings at Applewood Court, Swindon.

Directors

The directors who served throughout the year from 1 April 2025 to the date of approval of these financial statements were:

Roger H Carlin

John R Morris

Small Companies' Exemption Statement

For the year ended 31 March 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 26 April 2026 and signed on behalf of the board by:

John R Morris FCMA CGMA MTPI
Director

Registered Office: 15 Windsor Road, Swindon, SN3 1JP
Registered number: 01664985

Website: applewoodcourt.co.uk

APPLEWOOD COURT RESIDENTS (SWINDON) LTD Registered number: 01664985

Income Statement

For the year ended 31 March 2026

	Notes	31.03.2026 £	31.03.2025 £
INCOME	3	20,340	19,260
Service charge expenditure	11	(21,726)	(26,480)
DEFICIT BEFORE INTEREST		(1,386)	(7,220)
Interest receivable	7	2,762	3,538
SURPLUS/(DEFICIT) FOR THE FINANCIAL YEAR	8	1,376	(3,682)

APPLEWOOD COURT RESIDENTS (SWINDON) LTD

Balance Sheet 31 March 2026	Notes	31.03.2026		31.03.2025	
		£	£	£	£
Current Assets					
Cash at Bank		161,622		159,005	
Debtors	4	<u>29</u>		<u>623</u>	
		161,651		159,628	
Creditors:					
Amounts falling due within one year	5	<u>(19,353)</u>		<u>(18,706)</u>	
Net Current Assets			<u>142,298</u>		<u>140,922</u>
Total Assets Less Current Liabilities			<u><u>142,298</u></u>		<u><u>140,922</u></u>
Capital and Reserves					
Equity:					
Called up share capital	6		<u>360</u>		<u>360</u>
Equity shareholders' funds			360		360
Non-equity (service charge trust funds):					
Service charge reserves	8		99,554		98,981
Designated reserve (freehold fund)	8		<u>41,350</u>		<u>40,547</u>
Service charge trust funds			140,904		139,528
Total funds including service charge funds			<u><u>141,264</u></u>		<u><u>139,888</u></u>

- a. For the year ending 31 March 2026 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 26 April 2026 and signed on its behalf by:

Roger H Carlin
Director

APPLEWOOD COURT RESIDENTS (SWINDON) LTD**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31 MARCH 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 Applewood Court 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

Applewood Court Residents (Swindon) Ltd is a private company, limited by shares, 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

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

	<u>31.03.2026</u>	<u>31.03.2025</u>
	£	£
Service Charges	19,440	18,360
Ground Rent	900	900
	<u>20,340</u>	<u>19,260</u>

4 DEBTORS: Amounts falling due within one year

	<u>31.03.2026</u>	<u>31.03.2025</u>
	£	£
Trade debtors - <i>outstanding service charges</i>	0	595
Prepaid expenses - <i>insurance paid in advance</i>	29	28
	<u>29</u>	<u>623</u>

5 CREDITORS: Amounts falling due within one year

	<u>31.03.2026</u>	<u>31.03.2025</u>
	£	£
Accrued expenses - <i>costs paid after year end</i>	5,229	4,386
Other creditors - <i>service charges received in advance</i>	14,124	14,320
	<u>19,353</u>	<u>18,706</u>

6 SHARE CAPITAL

	<u>31.03.2026</u>	<u>31.03.2025</u>
	£	£
Allotted, called up and fully paid:		
Ordinary shares of £10 each	360	360

7 INTEREST RECEIVABLE

	<u>31.03.2026</u>	<u>31.03.2025</u>
	£	£
Bank interest on designated reserve	1,959	0
Bank interest on general reserves	803	3,538
	<u>2,762</u>	<u>3,538</u>

Interest allocation

Interest earned on service charge funds is credited to the service charge account.

In prior years, interest received was credited in full to the general service charge reserve. From the current financial year, interest has been allocated between the general service charge reserve and the designated reserve on a basis consistent with the purpose for which the underlying funds are held.

The directors consider that this revised allocation provides a more appropriate reflection of the use of service charge monies and aligns interest income with the reserves to which it relates.

APPLEWOOD COURT RESIDENTS (SWINDON) LTD**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31 MARCH 2026****8 RECONCILIATION OF RESERVES**

	Total £	Service Charges allocated as:	
		Designated £	Non-Designated £
Opening reserves at 1 April 2025	139,528	40,547	98,981
Surplus/(deficit) for the financial year	1,376	803	573
Closing reserves at 31 March 2026	140,904	41,350	99,554

Designated reserve (Freehold Fund)

The designated reserve is intended to meet the expected cost of the freehold purchase of the site. Based on current estimates, the directors consider the current fund is insufficient to meet all the anticipated legal costs associated with the purchase and await the outcome of the government review into freehold reform, including its commitment to reducing the costs of collective freehold purchase, expected within the next two years

Non-designated reserves

This reserve is maintained to provide a buffer for unexpected expenditure and to stabilise future service charges. The directors aim to maintain a balance equivalent to approximately two years of service charge income.

The following notes do not form part of the statutory financial statements

9 Reconciliation of operating (deficit)/surplus to operating cash flows

	31.03.2026	31.03.2025
	£	£
Operating (deficit)/surplus	(1,386)	(7,220)
Decrease in operating debtors (note 4)	594	2,016
Increase in operating creditors (note 5)	647	1,392
Net cash outflow from operating activities	(145)	(3,812)

10 Analysis of changes in cash during the year.

	31.03.2026	31.03.2025
	£	£
Balance brought forward	159,005	159,279
Net cash outflow from operating activities (note 9)	(145)	(3,812)
Interest receivable (note 7)	2,762	3,538
Balance at year-end	161,622	159,005

11 Detailed Income and Expenditure Statement

	31.03.2026	31.03.2025
	£	£
Total Income (note 2)	20,340	19,260
<u>Common service charge expenditure:</u>		
Grounds maintenance	(4,444)	(4,725)
Tree maintenance	(900)	(4,983)
Waste management	(462)	-
Ground rents	(900)	(900)
Communal electricity	(636)	(756)
Insurance - buildings	(2,938)	(2,550)
Insurance - directors and officers	(204)	(200)
Insurance - rebuild cost assessment	(165)	-
Window cleaning	(378)	(516)
Sundry	(47)	(81)
Bank charges	(55)	(13)
Management fees	(5,711)	(5,040)
Professional fees - risk assessment	-	(250)
Professional fees - asbestos survey	-	(420)
Early settlement discounts	(1,500)	(1,740)
Communal TV and Wi-Fi	(177)	(647)
Building maintenance (minor site-wide works)	(2,559)	(229)
Roof maintenance (minor site-wide works)	(650)	(3,430)
Total service charge expenditure	(21,726)	(26,480)
Total service charge deficit	(1,386)	(7,220)
Add interest received (note 7)	2,762	3,538
Surplus/(deficit) for the financial year	1,376	(3,682)

APPLEWOOD COURT RESIDENTS (SWINDON) LTD

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31 MARCH 2026

12 OTHER INFORMATION

a. Ground Rent and lease term

The site has 36 studio apartments held on leases that run for 999 years from 25 June 1982 at an annual ground rent of £25 payable in arrears, fixed for the term. Leaseholders have agreed that the ground rent is collected by the company together with the service charge and paid in aggregate to the freeholder.

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 planned transfers to reserve funds.

In accordance with the service charge provisions of the leases, service charge expenditure is apportioned equally at 1/36th per flat between the 36 properties.

All expenditure incurred during the year has been undertaken in accordance with the Lessor's obligations under the service charge provisions of the lease.

Although certain items of expenditure relate to the external fabric of the buildings, the works undertaken during the year comprised minor, site-wide repairs carried out across the development as a whole. Accordingly, all expenditure has been treated as common service charge expenditure, and no block-specific costs arose during the year requiring separate apportionment.

The total common service charge expenditure for the year amounted to £565.00 per property.

c. Service Charge Accounting Period

The company's service charge accounts are prepared to the year ended 31 March, being the company's accounting reference date.

Although the leases originally contemplated a service charge year referenced to quarter days, service charges have, since the development was constructed, been consistently demanded, collected and accounted for on an annual basis to 31 March. This approach has been applied uniformly to all flats and reflects the long-established and understood administrative practice for the estate.

The directors consider that the use of a 31 March accounting period provides clarity and consistency in the operation of the service charge. The directors may consider whether to formalise this position by future lease variation so as to align the lease documentation with the established accounting practice.

d. Related party transactions

Both directors are leaseholders of the development and incur service charges on the same basis as all other leaseholders.

John Morris, who is a director of the company, is also a director of Accounting Services Ltd and Block Management Ltd, which respectively provide accounting and property management services to the development. Fees paid to these companies are disclosed within the detailed expenditure report (Note 11).

e. Commission and incentive payments

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