

Company Reg No: 3642679

## ST JAMES PARK (LONG DITTON) ESTATE COMPANY LIMITED

### Report and Financial Statements

31 December 2022

## ST JAMES PARK (LONG DITTON) ESTATE COMPANY LIMITED

### REPORT AND FINANCIAL STATEMENTS

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**Not forming part of the statutory financial statements**

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# ST JAMES PARK (LONG DITTON) ESTATE COMPANY LIMITED

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## DIRECTORS' REPORT

The directors present their annual report and financial statements for the year ended 31 December 2022.

## STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- \* select suitable accounting policies and then apply them consistently;
- \* make judgements and estimates that are reasonable and prudent;
- \* prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## ACTIVITIES

The company's principal activity during the year continued to supervise the management of the development at St James Park, Long Ditton, Surrey, in trust for the lessees. To achieve this effectively the company appoints managing agents to act on its behalf and consequently does not trade.

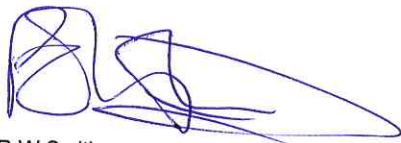
## DIRECTORS' AND THEIR INTERESTS

The directors who served during the year, together with their interests in the share capital of the Company are as follows:

	Ordinary shares	
	2022	2021
D W Ball	1	1
L Black	1	1
F M Canning	1	1
J B Farmer	1	1
A J Holder	1	1
A W Keen	1	1
S R Moss	1	1
R W Smith	1	1
J U S Purewal	1	1
H M Catto-Breslin	1	1

J U S Purewal Appointed 23/06/2022  
H M Catto-Breslin Resigned 05/05/2022

Approved by the Board of Directors  
and signed on behalf of the Board



R W Smith  
Chairman

Date: 22/6/2023

**ST JAMES PARK (LONG DITTON) ESTATE COMPANY LIMITED**

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**INCOME AND EXPENDITURE ACCOUNT**  
Year ended 31 December 2022

	2022	2021
	£	£
Income	-	-
Administrative expenses	-	-
<b>OPERATING PROFIT</b>	<u>-</u>	<u>-</u>
Interest receivable and similar income	-	-
<b>SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION</b>	<u>-</u>	<u>-</u>
Tax on profit on ordinary activities	-	-
<b>RETAINED SURPLUS/(LOSS) FOR THE FINANCIAL YEAR</b>	<u><u>-</u></u>	<u><u>-</u></u>

Following advice, the company acknowledges that service charges and costs are transacted in trust for the property owners and as such do not belong to the company. Separate service charge accounts are prepared on pages 5 to 7 in accordance with the Landlord and Tenant Act 1985.

# ST JAMES PARK (LONG DITTON) ESTATE COMPANY LIMITED

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## BALANCE SHEET 31 December 2022

	2022	2021
	£	£
<b>FIXED ASSETS</b>	-	-
<b>CURRENT ASSETS</b>		
Amount due from St James Park (Long Ditton) Estate Service Charge fund	- 3,180	- 3,180
	<u>3,180</u>	<u>3,180</u>
<b>CREDITORS: amounts falling due within one year</b>	-	-
<b>NET CURRENT ASSETS</b>	<u>3,180</u>	<u>3,180</u>
<b>CAPITAL AND RESERVES</b>		
Called up share capital	2	3,180
Major works reserve	-	-
<b>SHAREHOLDERS' FUNDS</b>	<u>3,180</u>	<u>3,180</u>

For the year ending 31 December 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

### Director's responsibilities

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Signed on behalf of the Board of Directors



R W Smith  
Chairman

22/6/23

Following advice, the company acknowledges that service charges and costs are transacted in trust for the property owners and as such do not belong to the company. Separate service charge accounts are prepared on pages 5 to 7 in accordance with the Landlord and Tenant Act 1985.

**NOTES TO THE ACCOUNTS**  
Year Ended 31 December 2022

**1 ACCOUNTING POLICIES**

The accounts have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

**2 SHARE CAPITAL**

	<u>2022</u>	<u>2021</u>
Authorised and allotted		
2 Ordinary 'A' shares of £10.00 each	20	20
316 Ordinary 'B' shares of £10.00 each	<u>3160</u>	<u>3160</u>
	<u>3180</u>	<u>3180</u>

**THE FOLLOWING PAGES DO NOT FORM PART OF THE ACCOUNTS**

**ST JAMES PARK (LONG DITTON) ESTATE**  
Service Charge Account

**INCOME AND EXPENDITURE ACCOUNT**  
Year ended 31 December 2022

	Note	2022 £	2021 £
Income		242,685	203,889
Administrative expenses		231,839	203,889
OPERATING Excess/(Loss)		<u>-</u>	<u>-</u>
Interest receivable and similar income		-	-
SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION		<u>-</u>	<u>-</u>
Tax on profit on ordinary activities	2	-	-
RETAINED SURPLUS/(LOSS) FOR THE FINANCIAL YEAR		<u>-</u>	<u>-</u>

**ST JAMES PARK (LONG DITTON) ESTATE**  
**Service Charge Account**

**BALANCE SHEET**  
**31 December 2022**

	Note	2022 £	2021 £
<b>FIXED ASSETS</b>	6	2,569	3,448
<b>CURRENT ASSETS</b>			
Debtors	3	67,995	41,761
Cash at Bank and in hand		91,735	115,568
		<u>162,299</u>	<u>160,777</u>
<b>CREDITORS: amounts falling due within one year</b>	4	64,599	42,681
<b>NET CURRENT ASSETS</b>		<u>97,700</u>	<u>118,096</u>
<b>NET ASSETS</b>		<u><u>97,700</u></u>	<u><u>118,096</u></u>
<b>CAPITAL AND RESERVES</b>			
Major works reserve	5	97,700	118,096
<b>MEMBERS' FUNDS</b>		<u><u>97,700</u></u>	<u><u>118,096</u></u>

**ST JAMES PARK (LONG DITTON) ESTATE**  
**Service Charge Account**

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**NOTES TO THE ACCOUNTS**  
Year Ended 31 December 2022

**1 ACCOUNTING POLICIES**

The financial statements are prepared in accordance with applicable accounting standards. The particular accounting policies adopted are described below.

**Accounting convention**

The financial statements are prepared under the historical cost convention.

**Service charge income**

Service charge income represents the amount receivable from members to recover operating costs.

**2 TAX ON PROFIT ON ORDINARY ACTIVITIES**

Tax charge for the year

	2022 £	2021 £
Current taxation	-	-
Income tax on bank interest receivable	-	-
	<u>-</u>	<u>-</u>

**3 DEBTORS**

	2022 £	2021 £
Service charge arrears	14,451	27,119
Service charge Shortfall	51,081	12,381
Prepayments	1,828	1,626
Other Debtors	635	635
	<u>67,995</u>	<u>41,761</u>

All amounts are due within one year

**ST JAMES PARK (LONG DITTON) ESTATE**  
**Service Charge Account**

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**NOTES TO THE ACCOUNTS**  
Year Ended 31 December 2022

**4 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022 £	2021 £
Service Charges paid in advance	44,728	27,947
Income Tax payable	-	-
Other creditors and accruals	19,871	14,734
Service Charge Excess	-	-
	<u>64,599</u>	<u>42,681</u>

**5 MAJOR WORKS RESERVE**

	General Estate £	Electronic Gate £	Landscape /Planting £	Total
As at 1 January 2022	55,698	21,857	40,541	118,096
Transfer from service charge account	10,000	1,000	20,000	31,000
Utilised during year under review			(51,396)	(51,396)
At 31 December 2022	<u>65,698</u>	<u>22,857</u>	<u>9,145</u>	<u>97,700</u>

**6 ASSETS**

	Garden Equipment £	Dep'n £	Net Value £
Balance brought forward 1 January 2022	8,791	(5,343)	3,448
Additions			0
Depreciation		(879)	(879)
Balance carried forward 31 December 2022	<u>8,791</u>	<u>(6,222)</u>	<u>2,569</u>



**ST JAMES PARK (LONG DITTON) ESTATE**  
Service Charge Account

**STATEMENT OF SERVICE CHARGES AND COSTS**  
Year ended 31 December 2022

	NOTE	2022 £	2021 £
<b>INCOME</b>			
Service charge income		241,660	203,889
Additional Service Fee		-	-
Bank Interest Received		1,025	-
		<u>242,685</u>	<u>203,889</u>
 <b>SERVICE CHARGE EXPENSES</b>			
Concierge	2	13,769	11,156
General Estate	3	215,117	187,715
Electronic Gate	4	2,952	5,018
		<u>231,839</u>	<u>203,889</u>

**ST JAMES PARK (LONG DITTON) ESTATE**  
**Service Charge Account**

**NOTES TO THE STATEMENT OF SERVICE CHARGES AND COSTS**  
Year ended 31 December 2022

	2022 £	2021 £
<b>1 SERVICE CHARGE INCOME</b>		
Service charges demanded	191,537	188,147
Sundry Income	1,602	0
Excess /Shortfall	38,700	15,742
	<u>231,839</u>	<u>203,889</u>
<b>2 CONCIERGE EXPENSES</b>		
Staff Costs		
Salaries and National Insurance	13,769	11,156
Telephone	-	-
Other concierge costs	-	-
	<u>13,769</u>	<u>11,156</u>
<b>3 GENERAL ESTATE EXPENSES</b>		
Insurance	1,299	1,509
Electricity	17,247	7,764
Maintenance of landscaped areas	109,208	73,200
Annual Replanting	4,521	0
Signage	0	0
General repairs and renewals	28,409	37,065
Railings	0	650
Bank Charges	475	475
Interest Payable	0	0
Hire of Hall	0	0
Management fees	17,520	17,520
Water Rates	191	200
Depreciation	879	879
Legal & Professional	1,500	0
Printing, Stationery	0	875
Accounting	1,800	1,500
Sundry expenses	2,068	979
	<u>185,117</u>	<u>142,615</u>
Transfer to landscaping reserve fund	20,000	35,000
Transfer to Major works reserve fund	10,000	10,100
	<u>215,117</u>	<u>187,715</u>
<b>4 ELECTRONIC GATE EXPENSES</b>		
Gate and barrier maintenance	1,952	4,018
	<u>1,952</u>	<u>4,018</u>
Transfer to electronic gate reserve fund	1,000	1,000
	<u>2,952</u>	<u>5,018</u>