

Company Reg No: 3642679

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

**Report and Financial Statements**

31 December 2023

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

**REPORT AND FINANCIAL STATEMENTS**

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

**Service charge accounts**

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**DIRECTORS' REPORT**

The directors present their annual report and financial statements for the year ended 31 December 2023.

**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 and to the date of this report, except where noted, together with their interests in the share capital of the Company are as follows:

		Ordinary shares		
		2023	2022	
D W Ball		1	1	
L Black		1	1	
F M Canning		1	1	
H M Catto-Breslin	Resigned 5 May 2022		1	Remains a shareholder but not Director
J B Farmer		1	1	
A J Holder		1	1	
A W Keen		1	1	
S R Moss		1	1	
J Purewal	Appointed 23 June 2022	1	1	
R W Smith		1	1	
A C Harvey	Appointed 5 February 2024			

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



R W Smith  
Chairman

Date... 24/5/24

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

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**INCOME AND EXPENDITURE ACCOUNT**  
Year ended 31 December 2023

	2023	2022
	£	£
Income	-	-
Administrative expenses	-	-
OPERATING PROFIT	<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	-	-
RETAINED SURPLUS FOR THE FINANCIAL YEAR	<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 2023**

	2023	2022
	£	£
<b>FIXED ASSETS</b>	<u>-</u>	<u>-</u>
<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	3,180
Major works reserve	-	-
<b>SHAREHOLDERS' FUNDS</b>	<u>3,180</u>	<u>3,180</u>

For the year ending 31 December 2023 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

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 2023

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

	2023	2022
Authorised and allotted		
2 Ordinary 'A' shares of £10.00 each	20	20
316 Ordinary 'B' shares of £10.00 each	3,160	3,160
	<u>3,180</u>	<u>3,180</u>

THE FOLLOWING PAGES DO NOT FORM PART OF THE ACCOUI

ST JAMES PARK (LONG DITTON) ESTATE  
Service Charge Account

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INCOME AND EXPENDITURE ACCOUNT  
Year ended 31 December 2023

	Note	2023 £	2022 £ Restated
Income		200,944	230,814
Administrative expenses		205,493	231,839
OPERATING LOSS		(4,549)	(1,025)
Interest receivable and similar income		4,549	1,025
SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION		-	-
Tax on profit on ordinary activities	2	-	-
RETAINED SURPLUS/(LOSS) FOR THE FINANCIAL YEAR		-	-

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

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**BALANCE SHEET**  
31 December 2023

	Note	2023 £	2022 £
<b>FIXED ASSETS</b>	6	<u>1,690</u>	<u>2,569</u>
<b>CURRENT ASSETS</b>			
Debtors	3	32,606	67,994
Cash at Bank and in hand		160,493	91,735
		<u>194,789</u>	<u>162,298</u>
<b>CREDITORS: amounts falling due within one year</b>	4	(66,089)	(64,598)
<b>NET CURRENT ASSETS</b>		<u>128,700</u>	<u>97,700</u>
<b>NET ASSETS</b>		<u><u>128,700</u></u>	<u><u>97,700</u></u>
<b>CAPITAL AND RESERVES</b>			
Major works reserve	5	128,700	97,700
<b>MEMBERS' FUNDS</b>		<u><u>128,700</u></u>	<u><u>97,700</u></u>

**NOTES TO THE ACCOUNTS**  
Year Ended 31 December 2023

**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

	2023 £	2022 £
Current taxation	-	-
Income tax on bank interest receivable	-	-
	<u>-</u>	<u>-</u>

**3 DEBTORS**

	2023 £	2022 £
Service charge arrears	9,898	14,451
Service charge shortfall	20,052	51,080
Prepayments	1,712	1,828
Other Debtors	944	635
	<u>32,606</u>	<u>67,994</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 2023

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

	2023 £	2022 £
Service Charges paid in advance	60,284	44,728
Other creditors and accruals	5,805	19,870
	<u>66,089</u>	<u>64,598</u>

**5 MAJOR WORKS RESERVE**

	General Estate £	Electronic Gate £	Landscape /Planting £	Total
As at 1 January 2023	65,698	22,857	9,145	97,700
Transferred from service charge	10,000	1,000	20,000	31,000
Utilised during year	0	0	0	0
At 31 December 2023	<u>75,698</u>	<u>23,857</u>	<u>29,145</u>	<u>128,700</u>

**6 ASSETS**

	Garden Equipment £	Dep'n £	Net Value £
Balance brought forward 1 January 2023	8,791	(6,222)	2,569
Depreciation	-	(879)	(879)
Balance carried forward 31 December 2023	<u>8,791</u>	<u>(7,101)</u>	<u>1,690</u>

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

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**STATEMENT OF SERVICE CHARGES AND COSTS**  
Year ended 31 December 2023

	NOTE	2023 £	2022 £ Restated
<b>INCOME</b>			
Service charge income		200,944	230,814
Bank interest received		4,549	1,025
		<u>205,493</u>	<u>231,839</u>
<b>SERVICE CHARGE EXPENSES</b>			
Concierge	2	12,144	13,770
General Estate	3	190,167	215,117
Electronic Gate	4	3,182	2,952
		<u>205,493</u>	<u>231,839</u>

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

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**NOTES TO THE STATEMENT OF SERVICE CHARGES AND COSTS**  
Year ended 31 December 2023

	2023 £	2022 £ Restated
<b>1 SERVICE CHARGE INCOME</b>		
Service charges demanded	231,956	191,537
Sundry income	16	1,602
(Excess) /shortfall	(31,028)	38,699
	<u>200,944</u>	<u>231,838</u>
<b>2 CONCIERGE EXPENSES</b>		
Staff Costs		
Salaries and National Insurance	12,144	13,770
	<u>12,144</u>	<u>13,770</u>
<b>3 GENERAL ESTATE EXPENSES</b>		
Insurance	1,685	1,299
Electricity	5,998	17,247
Maintenance of landscaped areas	109,308	109,208
Annual Replanting	-	4,521
General repairs and renewals	18,504	28,409
Bank Charges	-	475
Management fees	19,200	17,520
Water Rates	112	191
Depreciation	879	879
Legal & Professional	-	1,500
Accounting	1,813	1,800
Sundry expenses	2,668	2,068
	<u>160,167</u>	<u>185,117</u>
Transfer to landscaping reserve fund	20,000	20,000
Transfer to Major works reserve fund	10,000	10,000
	<u>190,167</u>	<u>215,117</u>
<b>4 ELECTRONIC GATE EXPENSES</b>		
Gate and barrier maintenance	2,182	1,952
	<u>2,182</u>	<u>1,952</u>
Transfer to electronic gate reserve fund	1,000	1,000
	<u>3,182</u>	<u>2,952</u>