Charminster Close Freehold Ltd

Report of the Directors and unaudited Financial Statements for the period ended

30 September 2026

Company No 10318735

Charminster Close Freehold Ltd

FINANCIAL STATEMENTS

PERIOD ENDED 30 SEPTEMBER 2026

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CHARMINSTER CLOSE FREEHOLD LTD

Governance and Directors' Statement

PERIOD ENDED 30 SEPTEMBER 2026

Principal Activity

The principal activity of the company during the year was the ownership, management, maintenance and administration of the freehold property known as Charminster Close, Nythe, Swindon.

Directors

The directors who served throughout the period from 1 January 2026 to the date of approval of these financial statements were:

Philip George Harwood
John Robert Morris

Small Companies' Exemption Statement

For the period ended 30 September 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.

Change of accounting period

During the year the accounting period end was changed to 30 September 2026 to align it with the accounting provisions of the leases. These accounts therefore, cover a period of nine months.

Approval of the Financial Statements

These financial statements were approved by the board of directors on 26 October 2026 and signed on behalf of the board by:

P Harwood

Philip George Harwood
Director

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

Registered in England No 10318735
Website: charminsterclose.co.uk

CHARMINSTER CLOSE FREEHOLD LTD

Registered Number 10318735

Income Statement
For the period ended

	Notes	30 September 2026 £ 9 months	31 December 2025 £ 12 months
TURNOVER	3	195	260
Administrative expenses	9	(927)	(1,045)
OPERATING LOSS		**(732)**	**(785)**
Interest receivable	6	602	917
(LOSS)/PROFIT BEFORE TAX		**(130)**	**132**
Taxation	11	93	(25)
RETAINED (LOSS)/PROFIT FOR THE PERIOD		(37)	107

CHARMINSTER CLOSE FREEHOLD LTD
Registered Number 10318735

Balance Sheet as at	Notes	30 September 2026 £	£	31 December 2025 £	£
Freehold land and buildings	8		50,274		50,274
CURRENT ASSETS					
Cash at Bank	10	38,474		37,786	
CREDITORS					
Amounts falling due within one year	4	(7,241)		(6,516)	
NET CURRENT ASSETS			31,233		31,270
CREDITORS					
Amounts falling due over one year	5		(50,274)		(50,274)
TOTAL ASSETS LESS CURRENT LIABILITIES			**31,233**		**31,270**
RESERVES					
Share capital	2		22		22
Reserves	7		31,211		31,248
Shareholders' Funds			**31,233**		**31,270**

a. For the period ending 30 September 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:
i. ensuring the company keeps accounting records which comply with Section 386; and
ii. 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 directors on 26 October 2026 and signed on their behalf by:

PGHarwood

Philip George Harwood

CHARMINSTER CLOSE FREEHOLD LTD

NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 30 SEPTEMBER 2026

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the 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 and are not included in these accounts.

2 STATUTORY INFORMATION

Charminster Close Freehold Ltd is a private company, limited by 22 shares or £1 each, 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 period was: none (2025: none)

3 TURNOVER

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

	30.09.2026	31.12.2025
	£	£
Ground rent receivable	**195**	**260**

4 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.09.2026	31.12.2025
	£	£
Accrued expenses	1,903	1,060
Loans received from shareholders	5,338	5,338
Operating creditors	7,241	6,398
Taxation	0	118
	7,241	**6,516**

5 CREDITORS: AMOUNTS FALLING DUE OVER ONE YEAR

	30.09.2026	31.12.2025
	£	£
Loans received from 22 shareholders	**50,274**	**50,274**

6 INTEREST RECEIVABLE

	30.09.2026	31.12.2025
	£	£
Bank interest	**602**	**917**

7 RESERVES

	30.09.2026
	£
Opening reserves brought forward	31,248
Loss after tax (note 11)	(37)
Closing reserves	31,211

CHARMINSTER CLOSE FREEHOLD LTD

NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 30 SEPTEMBER 2026

8 FIXED ASSETS	30.09.2026 £	31.12.2025 £
Freehold interest attributable to the four flats that have not yet extended their leases.	**50,274**	**50,274**

The land and buildings are valued at the cost of the freehold share for the apartments with original lease terms.
The following notes do not form part of the statutory accounts:

9 Reconciliation of operating loss to operating cash flows	30.09.2026 £	31.12.2025 £
Operating loss for year	(732)	(785)
Increase in operating creditors (note 4)	843	95
Net cash outflow from operating activities	**111**	**(690)**

10 Analysis of changes in cash during the year.	30.09.2026 £	31.12.2025 £
Balance brought forward	37,786	37,882
Net cash outflow from operating activities (note 9)	111	(690)
Interest received (note 6)	602	917
Taxation paid	(25)	(323)
Balance at year-end	**38,474**	**37,786**

11 Detailed Income and Expenditure	30.09.2026 £	31.12.2025 £
Total income (note 3)	195	260
Accountancy	(840)	(840)
Companies House fees	(50)	(34)
Bank charges	(25)	(51)
Sundry	(12)	(120)
	(927)	(1,045)
Operating loss	(732)	(785)
Interest received (note 6)	602	917
Profit before tax	(130)	132
Corporation Tax adjustment for prior years (2025: charge)	93	(25)
(Loss)/Profit after tax transferred to reserves (note 8)	(37)	107

12 **OTHER INFORMATION**

Freehold and Ground Rent

The company is the freehold owner of 1-30 Charminster Close, Swindon, comprising thirty apartments. The original leases were granted for terms of 99 years commencing on 24 June 1976, with an initial ground rent of £35 per annum. The ground rent increased to £65 per annum in 2001 and will increase to £120 per annum from 2041 until expiry of the original lease term. Most leaseholders have since extended their leases to 999-year terms at a peppercorn ground rent.

The freehold was acquired by the company on 12 September 2017. The acquisition was financed through advance payments made by 22 leaseholders in consideration for the grant of new 999-year leases, together with loans from members to fund the cost attributable to leaseholders who had not yet extended their leases. As further lease extensions are completed, the net proceeds received are used to repay the outstanding member loans.