Charminster Close Freehold Ltd

Service Charge Trust Accounts for the period ended

30 September 2026

Company Number 10318735

Charminster Close Freehold Ltd

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 period was the management, maintenance and administration of the land and buildings at 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

Change of service charge accounting period

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

Service Charge Trust Accounts
These accounts have been prepared for leaseholders to report on service charge income, expenditure and reserves held on trust.

Approval of the Service Charge Trust accounts
In approving these financial statements, the directors have satisfied themselves that all service charge expenditure incurred during the period was in accordance with the covenants and obligations contained in the leases and associated deeds.
These service charge trust accounts were approved by the board of directors on 26 October 2026 and signed on behalf of the board by:

Philip Harwood
Director

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

Registered number: 10318735
Website: charminsterclose.co.uk

CHARMINSTER CLOSE FREEHOLD LTD

Service Charge Income and Expenditure Account
For the period ended:

	Note	30 September 2026 £ 9 months	31 December 2025 £ 12 months
Income	3	30,510	39,600
Operating charges	11	(19,346)	(61,859)
Surplus/(deficit) before interest		**11,164**	**(22,259)**
Interest receivable	8	1,847	2,374
Surplus/(Deficit) for the period transferred to/(from) reserves	6	**13,011**	**(19,885)**

CHARMINSTER CLOSE FREEHOLD LTD

Balance Sheet as at:-

	Note	30 September 2026		31 December 2025	
		£	£	£	£
Current Assets					
Cash at bank		132,321		130,415	
Debtors	4	3,558		2,445	
		135,879		132,860	
Creditors : Amounts falling due within one year	5	(17,044)		(27,036)	
Net Current Assets			118,835		105,824
Total Assets Less Current Liabilities			**118,835**		**105,824**
Capital and Reserves					
Service Charge Funds Represented By:					
Service charge reserves	7		94,035		88,024
Designated reserve (roof fund)	7		24,800		17,800
Service charge trust funds			118,835		105,824
Total funds including service charge funds			**118,835**		**105,824**

The service charge accounts were approved by the board of directors on 26 October 2026 and signed on its behalf by:

Philip Harwood
Director

CHARMINSTER CLOSE FREEHOLD LTD

NOTES TO SERVICE CHARGE TRUST ACCOUNTS 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 provisions applicable to companies subject to the small companies' regime.

Service Charge Accounting and Trust Status

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.

These service charge accounts are prepared to show the income and expenditure relating to the management, maintenance and administration of Charminster Close and do not represent the trading activities 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 THE FREEHOLD COMPANY

Charminster Close Freehold Ltd is the freehold owner of the property and is responsible for the administration of the service charge arrangements in accordance with the leases. The company's registered number and registered office address are shown in the Governance & Directors' Statement.

3 INCOME

Service charge income represents amounts demanded from leaseholders in accordance with the terms of the lease relating to the accounting period.

	30.09.26	31.12.2025
	£	£
Service Charges	30,510	39,600

4 DEBTORS

	30.09.26	31.12.2025
	£	£
Trade debtors - *outstanding service charges*	462	80
Prepaid expenses - *insurance paid in advance*	3,096	2,365
	3,558	**2,445**

5 CREDITORS: Amounts falling due within one year

	30.09.26	31.12.2025
	£	£
Accrued expenses - *costs paid after year end*	5,816	4,408
Other creditors - *service charges received in advance*	11,228	22,628
	17,044	**27,036**

6 RELATED PARTY TRANSACTIONS

During the period, the service charge fund incurred expenditure with companies in which John Robert Morris, a director of Charminster Close Freehold Ltd, has an interest.

Property management services were provided by Block Management Ltd at a cost of £4,050 (2025: £5,400).

Accounting services were provided by Accounting Services Ltd at a cost of £840 (2025: £840).

The directors consider that these services were provided on normal commercial terms and that the charges are reasonable in relation to the services supplied.

CHARMINSTER CLOSE FREEHOLD LTD

NOTES TO SERVICE CHARGE TRUST ACCOUNTS FOR PERIOD ENDED 30 SEPTEMBER 2026

7 RECONCILIATION OF RESERVES

	Total	Roof reserve	General
	£	£	£
Opening reserves at 1st January 2026	105,824	17,800	88,024
Surplus for the period	13,011	7,000	6,011
Closing reserves at 30 September 2026	118,835	24,800	94,035

Designated roof reserve

The designated reserve represents a sinking fund established to provide for the long-term repair and replacement of the flat roofs, which form part of the retained parts of the property for which the landlord is responsible under the leases.

Contributions to, and expenditure from, this reserve are made in accordance with the service charge provisions of the leases, which permit the collection and application of service charges in respect of anticipated and actual expenditure.

At the balance sheet date, the reserve stood at £24,800 (2025: £17,800). Based on current estimates, the next anticipated roof works are expected to be undertaken in about 2040. At the current annual contributions level of £7,000 this should be sufficient to meet those costs without the need for significant supplementary service charge demands.

General reserve

The reserve fund is held to meet future maintenance obligations, planned capital expenditure and unforeseen costs. The directors aim to maintain reserves at a level sufficient to meet anticipated major expenditure, unforeseen costs and long-term maintenance requirements and to assist in smoothing future service charge demands. The reserve position is reviewed periodically in light of projected expenditure, anticipated maintenance requirements and the long-term condition of the property.

8 INTEREST RECEIVABLE	**30.09.26**	**31.12.2025**
	£	£
Bank interest	1,792	2,374
Interest received on overdue service charges	55	-
	1,847	2,374

9 Reconciliation of operating (deficit)/surplus to operating cash flows	**30.09.26**	**31.12.2025**
	£	£
Surplus before interest	11,164	(22,259)
(Increase)/decrease in debtors (note 4)	(1,113)	977
(Decrease)/increase in operating creditors (note 5)	(9,992)	3,957
Net cash inflow/(outflow) from operating activities	59	(17,325)

10 Analysis of changes in cash during the period.	**30.09.26**	**31.12.2025**
	£	£
Balance brought forward	130,415	145,336
Net cash inflow/(outflow) from operating activities (note 9)	59	(17,325)
Transfer from Charminster Close Residents Company Limited	-	30
Interest received (note 8)	1,847	2,374
Balance at Period End	132,321	130,415

CHARMINSTER CLOSE FREEHOLD LTD

NOTES TO SERVICE CHARGE TRUST ACCOUNTS FOR PERIOD ENDED 30 SEPTEMBER 2026

11 Detailed Income and Expenditure		**30.09.26**		**31.12.2025**
		£		£
		9 months		12 months
Income (note 3)		30,510		39,600
Service Charge expenditure:				
Electricity	(674)		(1,001)	
Cleaning	(2,107)		(2,377)	
Window cleaning	(385)		(560)	
Grounds maintenance	(2,510)		(3,303)	
Fly-tipping	(360)		(535)	
Repairs and maintenance:				
Roof repairs (blocks 7-12 and 13-18)	-		(28,800)	
Maintenance - electrical	(1,160)		-	
Communal TV system	(280)		(260)	
Building maintenance	(1,749)		(12,472)	
CCTV system	(640)		(1,195)	
Insurance - buildings	(3,011)		(3,863)	
Insurance - directors & officers	(181)		(244)	
Early payment discounts	(840)		(660)	
Managing agent fee	(4,050)		(5,148)	
Accountancy	(840)		(840)	
Professional fees including fire risk assessment	(450)		(510)	
Companies House and data protection fees	(97)		(69)	
Sundry	(12)	(19,346)	(22)	(61,859)
Surplus/(deficit) before interest		11,164		(22,259)
Add interest receivable (note 8)		1,847		2,374
Surplus/(deficit) prior to reserve transfer		**13,011**		**(19,885)**
Transfer from designated roof fund (note 7)	-		28,800	
Transfer to designated roof fund (note 7)	(7,000)	(7,000)	(7,000)	21,800
Transfer to general reserves (note 7)		**6,011**		**1,915**

Per flat summary

	30.09.26	**31.12.2025**
	£	£
Service charge invoiced	£1,017.00	£1,320.00
Expenditure	£644.87	£2,061.97
Interest received	£61.57	£79.13
Net transfer to reserves	£200.37	£63.83
Reserves held		
Roof reserves	£826.67	£593.33
General reserves	£3,134.50	£2,934.13

CHARMINSTER CLOSE FREEHOLD LTD

NOTES TO SERVICE CHARGE TRUST ACCOUNTS FOR PERIOD ENDED 30 SEPTEMBER 2026

12 OTHER INFORMATION

a. 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 reserve transfer. Service charge costs are apportioned equally between the 30 properties, each property contributing one-thirtieth of the total expenditure. All expenditure has been incurred in accordance with the Lessor's obligations under the Seventh Schedule of the lease.

b. Commission and incentive payments

The managing agent is remunerated through a management fee included within service charge expenditure. No commission, incentive payment or other benefit has been received by the managing agent or the directors in respect of placing insurance or other contracts during the period.

c. Period End Alignment With Lease Requirements

The leases require annual accounts of the Maintenance Fund (service charge) to be prepared to 30 September.
With effect from 1 January 2026, responsibility for the preparation and disclosure of the service charge accounts transferred to Charminster Close Freehold Ltd. The statutory financial period-end of that company, which was previously 31 December, was changed to 30 September during 2026 in order to align its statutory reporting period with the lease requirements for service charge accounting.

d. Independent Preparation of Accounts

The Seventh Schedule to the lease refers to the provision of an auditor's certificate. The Company is entitled to exemption from audit under the Companies Act 2006 and has not appointed auditors. These service charge accounts have been prepared on behalf of the directors by Block Management Ltd from the books and records of the Company. The accounts have been compiled by a Fellow of the Chartered Institute of Management Accountants (FCMA). No audit, independent examination or assurance engagement has been undertaken and accordingly no audit opinion or auditor's certificate is expressed.