

**Stablecourt (Wootton Bassett)
Management Company Limited**

Report of the directors and unaudited financial statements for the year ended

31 December 2025

Registered number: 01743275

Stablecourt (Wootton Bassett) Management Company Limited

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2025

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Stablecourt (Wootton Bassett) Management Company Limited

Service Charge Income and Expenditure Account For the year ended 31 December 2025

		2025	2024
	Notes	£	£
Service charge contributions receivable	3	16,500	15,900
Administrative expenses	10	(11,305)	(7,035)
Excess of contributions over expenditure before interest		<u>5,195</u>	<u>8,865</u>
Interest receivable and similar income	6	449	452
Net surplus transferred to service charge reserve		<u><u>5,644</u></u>	<u><u>9,317</u></u>

Stablecourt (Wootton Bassett) Management Company Limited

Balancing Statement as at 31 December 2025		31st December 2025		31st December 2024	
		Notes	£	£	£
Freehold			1		1
CURRENT ASSETS					
Cash at Bank		31,187		17,578	
Debtors	4	<u>1,405</u>		<u>2,463</u>	
		32,592		20,041	
CREDITORS					
Amounts falling due within one year	5	<u>(8,555)</u>		<u>(1,648)</u>	
NET CURRENT ASSETS			24,037		18,393
TOTAL ASSETS LESS CURRENT LIABILITIES			<u><u>24,038</u></u>		<u><u>18,394</u></u>
RESERVES					
Share capital	2		12		12
Service charge reserve (non-distributable)	7		24,026		18,382
Leaseholders' Funds			<u><u>24,038</u></u>		<u><u>18,394</u></u>

a. For the year ending 31 December 2025 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.

These financial statements were approved by the board of directors and authorised for issue on 11 February 2026 and signed on its behalf by:

William Percival Bastin

Director

Stablecourt (Wootton Bassett) Management Company LimitedNOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025**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

The company recovers from lessees their proportionate share of expenditure incurred in carrying out the obligations of the Lessor under the Seventh Schedule of the lease. Contributions are demanded in advance on account and are subject to annual certification and balancing adjustments in accordance with Clause 22 of the Sixth Schedule. Any surplus or deficit is carried forward as a reserve for future maintenance expenditure.

Service charge apportionment

Contributions are apportioned equally between the twelve units in accordance with the lease. Each unit contributes one twelfth of recoverable expenditure.

2 STATUTORY INFORMATION

Stablecourt (Wootton Bassett) Management Company Limited is a private company, limited by shares of £1 each held by the twelve leaseholders at Stable Court and is registered in England and Wales. The principal activity of the company is the management and maintenance of Stable Court in accordance with the terms of the lease. The company's registered number is 01743275 and its registered office is: 15 Windsor Road, Swindon, SN3 1JP.

The average number of staff employed during the year was: none (2024: none)

3 INCOME

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Service Charges	16,200	15,600
Ground rent (£25.00 per year for 12 properties)	300	300
	<u>16,500</u>	<u>15,900</u>

4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Trade debtors (<i>outstanding service charges</i>) - Note 11d	-	1,325
Other debtors (<i>Dudley House</i>)	1,092	815
Payments in advance (<i>prepaid insurance cover</i>)	313	323
	<u>1,405</u>	<u>2,463</u>

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Accrued expenses (<i>costs not paid at the year end</i>)	1,147	860
Service Charges received from leaseholders in advance	7,408	788
	<u>8,555</u>	<u>1,648</u>

6 INTEREST RECEIVABLE

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Bank interest	449	452

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

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025**7 SERVICE CHARGE RESERVES**

		Total £
Opening reserve at 1st January 2025		18,382
Plus contributions demanded	16,500	
Less actual costs incurred	(11,305)	
Interest received	449	5,644
Closing reserve at 31st December 2025		<u>24,026</u>

The directors review reserve levels periodically to ensure sufficient funds are available for major repairs and cyclical maintenance.

The service charge reserve represents accumulated balances of contributions over expenditure retained pursuant to Clause 22 of the Sixth Schedule to provide for future major repairs and cyclical maintenance. These funds are not distributable to members

CERTIFICATION DISCLOSURE

In accordance with Clause 22 of the Sixth Schedule to the lease, the directors certify the total costs incurred for the year and the proportionate contributions due from each lessee. Balancing adjustments have been reflected in these accounts.

The following notes do not form part of the statutory accounts:

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
8 Reconciliation of operating surplus to operating cash flows		
Operating surplus	5,195	8,865
Decrease/(increase) in debtors (note 4)	1,058	(1,498)
Increase/(decrease) in operating creditors (note 5)	6,907	(3,680)
Net cash inflow from operating activities	<u>13,160</u>	<u>3,687</u>

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
9 Analysis of changes in cash during the year.		
Balance brought forward	17,578	13,439
Interest received (note 6)	449	452
Net cash inflow/(outflow) from operating activities (note 9)	13,160	3,687
Balance at year-end	<u>31,187</u>	<u>17,578</u>

	<u>31.12.2025</u>	<u>31.12.2024</u>
	Total £	Total £
10 Detailed income and expenditure		
Income (note 3)	16,500	15,900
<u>Costs relating to the Lessor's obligations under the Seventh Schedule:</u>		
Maintenance - roof	(4,052)	-
Maintenance - buildings	-	(188)
Window cleaning	(217)	(195)
Maintenance - grounds	(742)	(1,025)
Waste management	(120)	(65)
Pest Control	(401)	(234)
Electrical maintenance	(357)	-
Communal electricity for car park	(227)	(250)
Less: contribution due from Dudley House **	276	137
	<u>(829)</u>	<u>(412)</u>
Accountancy	(840)	(720)
Management fees	(2,736)	(2,592)
Professional fees - professional risk assessment	-	(250)
Insurance - buildings	(1,386)	(1,386)
Insurance - directors and officers	(227)	(221)
Insurance - rebuild cost assessment	(200)	-
Sundry including postage	(12)	(12)
Companies House fee	(64)	(34)
	<u>(11,305)</u>	<u>(7,035)</u>
Operating surplus	5,195	8,865
Add interest received (note 6)	449	452
Transferred to service charge reserves (note 8)	<u>5,644</u>	<u>9,317</u>

** Dudley House contributes to certain shared costs in accordance with the rights and reservations contained in the First Schedule to the lease.

Stablecourt (Wootton Bassett) Management Company Limited

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025

11 OTHER INFORMATION

a. Ground rent

The company purchased the unregistered freehold of Stable Court, Royal Wootton Bassett on 24 December 1984 for £1. Twelve leases have been granted that run from 25 December 1983 for 999 years with an annual ground rent of £25.

b. Commissions and kick-backs

The company has appointed a professional local managing agent to manage the premises on its behalf. No commissions or kick-backs of any kind are received by the managing agent or the company directors.

c. Further information

Further information is available here: StableCourt.bml.site