

4 October 2023

**Accountants' Report to the Lessor of
The Nurseries, Priory Vale, Swindon, Wiltshire**

**Statement of Service Charges and Costs
for the year ended 30 June 2023**

We have examined the Statement of Service expenditure in respect of the above property prepared for the year ended 30 June 2023 and certify that the costs shown on pages 2 to 4 are sufficiently supported by accounts, receipts and other documents which have been produced to us. In our opinion, the statement is a fair summary of the costs complying with Section 21(5) of the Landlord and Tenant Act 1985 which have been or will be reflected in demands for service charges.

To the fullest extent permitted by law, we do not accept or assume responsibility to anyone, other than the addressees of this report, for our work or this report.


KYBERT CARROLL LIMITED
Chartered Accountants

Directors - J.P. Carroll FCA¹ L.A.J Gallant FCA

Kybert Carroll is the trading name of Kybert Carroll Ltd. Registered in England and Wales Company No 5966749
Registered office as above. Registered to carry on audit work in the UK by the Institute of Chartered Accountants in England and Wales

THE NURSERIES, PRIORY VALE, SWINDON, WILTSHIRE

STATEMENT OF SERVICE CHARGES AND SERVICE COSTS
FOR THE YEAR ENDED 30 JUNE 2023

	<u>2023</u>		<u>Estimate</u>	<u>2022</u>	
	£	£	£	£	£
SERVICE CHARGES					
Service charges receivable		36,758			31,441
Reserve charged		4,997			6,996
Interest received		109			5
		<u>41,864</u>			<u>38,442</u>
SERVICE COSTS					
Cleaning		5,720	5,350		5,500
Electricity		3,366	2,500		2,964
Repairs and maintenance		3,383	1,800		2,845
Gardening		2,860	2,900		2,750
Rubbish disposal		1,430	1,500		1,525
TV aerial		190	300		0
Fire equipment maintenance		2,942	1,500		2,686
Door entry system		522	500		0
Health, safety and Emergency Compliance		1,558	2,250		979
Insurance		9,649	10,500		7,145
Insurance revaluation fee		119	0		0
Professional fees		433	100		84
Bank charges		120	110		110
Sundries		174	200		80
Management fees		5,764	5,446		5,033
VAT on above		1,153	1,024		1,007
Accountants' fees		876	800		816
		<u>40,259</u>	<u>36,780</u>		<u>33,524</u>
RESERVE set aside in year (note 5)		4,997	5,000		6,996
MAJOR WORKS expenditure in year					
External repairs and redecorations	0			18,295	
Emergency roof works above flat 15	2,850			0	
Planned roof works and damp course	3,840			0	
	<u>6,690</u>			<u>18,295</u>	
Less: transfer from Reserve (note 5)	<u>(6,690)</u>			<u>(18,295)</u>	
		<u>0</u>	<u>0</u>		<u>0</u>
TOTAL COST OF SERVICES		<u>(45,256)</u>	<u>(41,780)</u>		<u>(40,520)</u>
(DEFICIT) FOR YEAR		<u>(3,392)</u>			<u>(2,078)</u>

THE NURSERIES, PRIORY VALE, SWINDON, WILTSHIRE

BALANCE SHEET AS AT 30 JUNE 2023

	<u>Note</u>	<u>2023</u>		<u>2022</u>	
			£		£
CURRENT ASSETS					
Debtors	2	11,741		18,919	
Deficit due to recover (page 2)		3,392		2,078	
Bank	3	<u>12,892</u>		<u>8,161</u>	
			28,025		29,158
CURRENT LIABILITIES					
Creditors	4	<u>(10,778)</u>		<u>(10,218)</u>	
			(10,778)		(10,218)
NET ASSETS					
			<u>17,247</u>		<u>18,940</u>
Financed by:-					
RESERVES (note 3)	5		<u>17,247</u>		<u>18,940</u>

THE NURSERIES, PRIORY VALE, SWINDON, WILTSHIRE

NOTES TO THE SERVICE CHARGE ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2023

1	SUMMARY OF EXPENDITURE		£
	Expenditure in respect of which no demand for payment was received within the year.		1,361
	Expenditure in respect of which a demand for payment was received but no payment was made within the year.		2,832
	Expenditure in respect of which a demand for payment was received and payment was made within the year.		42,756
			<u>46,949</u>
	Service Costs		40,259
	Major Works Costs		6,690
			<u>46,949</u>
2	DEBTORS	<u>2023</u>	<u>2022</u>
		£	£
	Prepayments	9,741	16,744
	Service and reserve charge arrears	2,000	2,175
		<u>11,741</u>	<u>18,919</u>
3	BANK		
	The bank balance at the year end was held in the following accounts:-		
	Barclays Bank Plc, Leicester, LE87 2BB under titles "Parkgate-Aspen Ltd Client Account re The Nurseries" and "Parkgate Aspen Ltd Clients Designated Deposit Account re Client A/c - The Nurseries Reserves", which are interest bearing.		
4	CREDITORS	<u>2023</u>	<u>2022</u>
		£	£
	Creditors and accrued costs	4,193	4,012
	Service charges received in advance	6,585	6,206
		<u>10,778</u>	<u>10,218</u>
5	RESERVE	<u>2022</u>	<u>2022</u>
		£	£
	Balance at 1 July	18,940	30,239
	Amount set aside in year (page 2)	4,997	6,996
	Major works expenditure in year (page 2)	(6,690)	(18,295)
		<u>17,247</u>	<u>18,940</u>
	Balance as at 30 June		
6	ANNUAL DECLARATION		
	The managing agents, Parkgate Aspen Limited, declare the only source of income derived from the management of this property during the year were management fees, and from payments to associated companies Pilo Limited (Health and Safety) and Command and Control Limited (Entrysystem)		