

99 Bath Road Management Company Limited

Report of the directors and Financial Statements for the Year Ended

31 December 2025
Company Number 10320698

99 Bath Road Management Company Limited

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2025

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99 Bath Road Management Company Limited

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2025

The Directors submit their report together with the financial statements for the year ended 31st December 2025.

PRINCIPAL ACTIVITIES AND REVIEW

Principal activities

The principal activities of the company are to manage, maintain and administer land and leasehold buildings at 99 Bath Road, Swindon.

The company operates under the terms of applicable leasehold law and:

- a) the leases entered into between the company, leaseholders and the freeholder
- b) the Articles of Association of the company.

In order to meet the expenses of maintaining the site the company charge its members service charges in accordance with their leases as follows:

Estate Charges:

Charged equally to 8 properties in respect of expenditure relating to the estate, this includes grounds maintenance and any expenditure on the shared accessway to which a further property has an obligation to contribute to.

Building Charges:

Charged equally to 8 properties in respect of expenditure relating to the common parts of the buildings (including

Common parts (flats 1,2,3)

The lease requires the three flats to pay equally for maintaining the common parts including door entry, fire equipment and electricity.

Common parts (flats 5,6,7,8)

The lease requires the four flats to pay equally for maintaining the common parts including door entry, fire equipment and electricity.

MANAGEMENT REVIEW

During the year, the company appointed Block Management Ltd, a professional local managing agent, to manage the building and estate. Subsequently, works were undertaken to repair damaged guttering to the property above the accessway and to redirect foul water that had previously been discharged into the guttering. Repairs were also carried out to the brickwork and mortar joints at high level beneath the previously leaking guttering. The channel adjacent to the building, which had been retaining water above the damp proof course and air bricks, was widened and lowered to prevent water ingress into the property.

A professional fire risk assessment was conducted during the year. Following receipt of the new report, various fire remedial works were undertaken, and a quotation for a suitable fire alarm system was obtained.

The new managing agent has well established contacts with insurers and reduced the building's insurance premium obtained by the previous agent of £5,173 to £3,357 at the January 2026 renewal. New banking facilities were established for the company during the year and, as a result, interest received on deposits increased to £330 (2024: £80).

SERVICE CHARGE ACCOUNTS

The directors have produced the statutory accounts for the period to show the service charge accounts passing through the company as they consider the company is acting as a principal rather than agent to the members.

99 Bath Road Management Company Limited

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2025

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2025 to the date of these accounts.

Sanjay Badham

The following directors were appointed after 1 January 2025 and prior to approval of these accounts.

Ryan Thomas Anthony Knapp - appointed 3 February 2025

Caroline Anne Roberts - appointed 3 February 2025

Craig Lee Turner - appointed 3 February 2025

BY ORDER OF THE BOARD

John R Morris FCMA CGMA MTPI - Company Secretary
19 January 2026

Registered office: 15 Windsor Road, Swindon, SN3 1JP
Website: 99bathroad.bml.site

99 Bath Road Management Company Limited
Registered number 10320698

Income Statement

For the year ended 31 December 2025

		31.12.2025	31.12.2024
	Note	£	£
Income	3	18,540	16,235
Operating charges	10	(19,847)	(12,271)
Operating (deficit)/surplus		(1,307)	3,964
Interest receivable	6	330	80
Retained (deficit)/surplus for the year	7	(977)	4,044

99 Bath Road Management Company Limited
Registered number 10320698

Balancing Statement		31.12.2025		31.12.2024	
31 December 2025	Notes	£	£	£	£
Current Assets					
Cash at Bank		25,230		11,411	
Debtors	4	175		8,504	
		<u>25,405</u>		<u>19,915</u>	
Creditors:					
Amounts falling due within one year	5	(8,700)		(2,233)	
Net Current Assets			<u>16,705</u>	<u>17,682</u>	
Total Assets Less Current Liabilities			<u><u>16,705</u></u>	<u><u>17,682</u></u>	
Capital and Reserves					
Service Charge reserves:	7		16,705	17,682	
Total members' funds			<u><u>16,705</u></u>	<u><u>17,682</u></u>	

For the year ending 31 December 2025 the company was entitled to exemption 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 Companies Act 2006

The directors acknowledge their responsibility for:

- a) ensuring the company keeps accounting records which comply with Section 386 and 387 of the Companies Act 2006 and
- b) 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 each financial year, in accordance with the requirements of section 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, 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 board of directors on 19 January 2026 and were signed on its behalf by:

Ryan Thomas Anthony Knapp

99 Bath Road Management Company Limited

NOTES 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.

2 STATUTORY INFORMATION

99 Bath Road Management Company Limited is a private company, limited by guarantee, 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 (2024: none)

3 INCOME

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

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Service charges:		
Estate charges (8 properties)	1,190	786
Building charges (8 properties)	16,000	14,149
Communal areas (flats 1,2,3)	900	850
Communal areas (flats 5,6,9,8)	450	450
	<u>18,540</u>	<u>16,235</u>
	<u><u>18,540</u></u>	<u><u>16,235</u></u>

4 DEBTORS

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Trade debtors (outstanding ground rent and service charges)	-	165
Other debtors (Previous managing agent)	-	3,005
Prepaid expenses (expenses paid in advance relating to following year)	175	5,334
	<u>175</u>	<u>8,504</u>

5 CREDITORS: Amounts falling due within one year

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Accrued expenses (expenses unpaid at the year-end)	2,865	1,933
Other creditors (service charges received in advance)	5,835	300
	<u>8,700</u>	<u>2,233</u>

6 INTEREST RECEIVABLE

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Bank interest receivable	330	80

7 RECONCILIATION OF RESERVES

	Balance brought forward	(Deficit)/ surplus	Reserves at year-end
	£	£	£
Estate charges	0	(1,957)	(1,957)
Buildings charges	19,951	1,219	21,170
Communal Areas (flats 1,2,3)	(2,024)	(215)	(2,239)
Communal Areas (flats 5,6,7,8)	(245)	(24)	(269)
	<u>17,682</u>	<u>(977)</u>	<u>16,705</u>

RESERVE POLICY

The directors consider it is prudent to hold service charge reserves at a level of between one and two years service charge income to meet large irregular items of expenditure without the need for large variations in the level of service charges from year to year. Reserve funds are held in accordance with the lease and may be applied only towards future maintenance and repair of the building and estate.

99 Bath Road Management Company Limited**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025**

The following notes do not form part of the statutory financial statements:

8 Reconciliation of operating surplus or (deficit) to operating cash flows	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Operating (deficit)/surplus	(1,307)	3,964
Decrease/(increase) in debtors (note 4)	8,329	(6,518)
Increase in operating creditors (note 5)	6,467	942
Net cash inflow from operating activities	<u>13,489</u>	<u>(1,612)</u>

9 Analysis of changes in cash during the year.	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Balance brought forward	11,411	12,943
Net cash inflow from operating activities (note 8)	13,489	(1,612)
Interest received (note 6)	330	80
Balance at year-end	<u>25,230</u>	<u>11,411</u>

10 Detailed Income & Expenditure

Current year	<u>31.12.2025</u>	<u>31.12.2025</u>	<u>31.12.2025</u>	<u>31.12.2025</u>	<u>31.12.2025</u>
	Estate	Buildings	Communal Flats 1,2,3	Communal Flats 5,6,7,8	Total
	£	£	£	£	£
Income (note 3)	1,190	16,000	900	450	18,540
Service charge expenditure:					
Grounds maintenance	(1,155)	-	-	-	(1,155)
Maintenance - site	(1,992)	-	-	-	(1,992)
Maintenance - electrical*	-	-	-	-	0
Maintenance - fire prevention	-	-	(102)	-	(102)
Maintenance - roof repairs	-	-	-	-	0
Maintenance - general	-	(5,805)	-	-	(5,805)
Accountancy	-	(720)	-	-	(720)
Professional fees - fire risk assessment	-	(325)	-	-	(325)
Professional fees - survey	-	-	-	-	0
Management fees	-	(2,810)	-	-	(2,810)
Insurance - site and buildings	-	(5,160)	-	-	(5,160)
Insurance - directors and officers	-	(178)	-	-	(178)
Insurance - rebuild cost assessment	-	-	-	-	0
Companies House & ICO fees	-	(34)	-	-	(34)
Bank Charges	-	(8)	-	-	(8)
Sundry	-	(71)	-	-	(71)
Electricity*	-	-	(409)	(272)	(681)
Cleaning**	-	-	(604)	(202)	(806)
Total expenditure	<u>(3,147)</u>	<u>(15,111)</u>	<u>(1,115)</u>	<u>(474)</u>	<u>(19,847)</u>
Operating surplus/(deficit)	(1,957)	889	(215)	(24)	(1,307)
Add interest receivable (note 6)***	-	330	-	-	330
Transfer to/(from) reserves (note 7)	<u>(1,957)</u>	<u>1,219</u>	<u>(215)</u>	<u>(24)</u>	<u>(977)</u>

*The directors have allocated electricity and the electrical maintenance cost; 60% to flats 1,2,3 and 40% to flats 5,6,7,8.

**The directors have allocated the communal cleaning cost; 75% to flats 1,2,3 and 25% to flats 5,6,7,8.

99 Bath Road Management Company Limited**NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025****10 Detailed Income & Expenditure**

Previous year	<u>31.12.2024</u>	<u>31.12.2024</u>	<u>31.12.2024</u>	<u>31.12.2024</u>	<u>31.12.2024</u>
	Estate	Buildings	Communal Flats 1,2,3	Communal Flats 5,6,7,8	Total
	£	£	£	£	£
Income (note 3)	786	14,149	850	450	16,235
Service charge expenditure:					
Grounds maintenance	(786)	-	-	-	(786)
Maintenance - site	-	-	-	-	0
Maintenance - electrical*	-	-	(589)	(392)	(981)
Maintenance - fire prevention	-	-	(774)	-	(774)
Maintenance - roof repairs	-	-	-	-	-
Maintenance - general	-	-	-	-	-
Accountancy	-	(620)	-	-	(620)
Professional fees - fire risk assessment	-	(212)	-	-	(212)
Professional fees - survey	-	(360)	-	-	(360)
Management fees	-	(2,027)	-	-	(2,027)
Insurance - site and buildings	-	(4,767)	-	-	(4,767)
Insurance - directors and officers	-	(170)	-	-	(170)
Insurance - rebuild cost assessment	-	-	-	-	-
Companies House & ICO fees	-	(34)	-	-	(34)
Bank charges	-	(31)	-	-	(31)
Sundry	-	(14)	-	-	(14)
Electricity**	-	-	(465)	(310)	(775)
Cleaning**	-	-	(540)	(180)	(720)
Total expenditure	(786)	(8,235)	(2,368)	(882)	(12,271)
Operating surplus/(deficit)	-	5,914	(1,518)	(432)	3,964
Add interest receivable (note 6)	-	80	-	-	80
Transfer to/(from) (note 7)	0	5,994	(1,518)	(432)	4,044

*The directors have allocated electricity and the electrical maintenance cost; 60% to flats 1,2,3 and 40% to flats 5,6,7,8.

**The directors have allocated the communal cleaning cost; 75% to flats 1,2,3 and 25% to flats 5,6,7,8.

11 OTHER INFORMATION**Ground Rent and lease term**

The site includes 9 properties, 8 of which are believed to be held on leases that run for 999 years from 16 September 2016 with peppercorn (£0.00) ground rent for the term.

Service Charges

The company is responsible for collecting service charges for all 8 properties plus a contribution from a further property to maintenance of the shared driveway.

Commissions and kick-backs

No commissions or kick-backs of have been received by the current managing agent or declared by the previous managing agent.

Transactions with directors

Other than service charge payments no financial transactions are known to have taken place with directors.