The Ropeyard (Wootton Bassett) Management Company Limited

Service Charge Accounts and Financial Statements for the year ended

31 March 2026

Registered number: 06471205

The Ropeyard (Wootton Bassett) Management Company Limited

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2026

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The Ropeyard (Wootton Bassett) Management Company Limited
REPORT OF THE DIRECTORS

PERIOD ENDED 31 MARCH 2026

Principal Activity

The principal activity of the company during the year was the management, maintenance and administration of the land and buildings at Buthay Court, Royal Wootton Bassett, Swindon.

Directors

The directors who served throughout the year from 1 January 2026 to the date of approval of these financial statements were:
Bryan Joseph Corry
Matthew Robert Nicholas Jones

Small Companies' Exemption Statement

For the year ended 31 March 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.

Approval of the Financial Statements

These financial statements were approved by the board of directors on 23 June 2026 and signed on behalf of the board by:

Bryan Joseph Corry
Director

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

Registered number: 06471205
Website: buthaycourt.bml.site

The Ropeyard (Wootton Bassett) Management Company Limited

Income Statement
For the year ended 31 March 2026

	Notes	31 March 2026 £	31 March 2025 £
INCOME	3	7,520	7,040
Service charge expenditure	10	(9,979)	(6,033)
(DEFICIT)/SURPLUS BEFORE INTEREST		(2,459)	1,007
Interest receivable	6	272	309
(DEFICIT)/SURPLUS FOR THE FINANCIAL YEAR		**(2,187)**	**1,316**

The Ropeyard (Wootton Bassett) Management Company Limited

Balance Sheet as at:-	Notes	31st March 2026 £	31st March 2026 £	31st March 2025 £	31st March 2025 £
Freehold	11		1		1
CURRENT ASSETS					
Cash at Bank		10,117		11,545	
Debtors	4	500		1,011	
		10,617		12,556	
CREDITORS					
Amounts falling due within one year	5	(1,428)		(1,180)	
NET CURRENT ASSETS			9,189		11,376
TOTAL ASSETS LESS CURRENT LIABILITIES			**9,190**		**11,377**
RESERVES					
Equity:					
Called up share capital	2		8		8
Equity shareholders' funds			8		8
Non-equity (service charge trust funds):					
Service charge reserves	7		9,182		11,369
Service charge trust funds			9,182		11,369
Total funds including service charge funds			**9,190**		**11,377**

a. For the year ending 31 March 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:

- ensuring the company keeps adequate accounting records under section 386;
- preparing financial statements that comply with the requirements of the Act and give a true and fair view;
- delivering financial statements to the Registrar of Companies within the time limits set out in section 442.

These financial statements 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 23 June 2026 and signed on its behalf

Bryan Joseph Corry
Director

The Ropeyard (Wootton Bassett) Management Company Limited

NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31 MARCH 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 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.

The service charge accounts are prepared to show the income and expenditure relating to the management, maintenance and administration of Buthay Court and do not represent trading activity 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 STATUTORY INFORMATION

The Ropeyard (Wootton Bassett) Management Company Limited is a private company, limited by ordinary £1 shares, registered in England and Wales. The company's registered number and registered office address can be found on the Governance & Directors' Statement page.

The average number of employees during the year was: none (2025: none)

3 INCOME

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

	31.03.2026	31.03.2025
	£	£
Service Charges	6,720	6,240
Ground Rent	800	800
	7,520	**7,040**

4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.03.2026	31.03.2025
	£	£
Trade debtors - *outstanding service charges*	0	537
Prepaid expenses - *insurance paid in advance*	500	474
	500	**1,011**

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.03.2026	31.03.2025
	£	£
Accrued expenses - *costs paid after year end*	1,120	1,060
Other creditors - *service charges received in advance*	308	120
	1,428	**1,180**

6 INTEREST RECEIVED

	31.03.2026	31.03.2025
	£	£
Bank interest receivable	272	309

7 SERVICE CHARGE RESERVES

	Total
	£
Opening reserves at 1 April 2025	11,369
Deficit for the period (note 10)	(2,187)
Closing reserves at 31 March 2026	9,182

The service charge reserve policy is to maintain an appropriate level of funds to provide a buffer for unexpected expenditure and to assist in stabilising future service charges. The reserve level is kept under review by the directors having regard to anticipated expenditure and the longer-term maintenance requirements.

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

The Ropeyard (Wootton Bassett) Management Company Limited

NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31 MARCH 2026

		31.03.2026	31.03.2025
8	Reconciliation of operating surplus to operating cash flows	£	£
	Operating surplus	(2,459)	1,007
	Decrease/(increase) in debtors (note 4)	511	(586)
	Increase/(decrease) in operating creditors (note 5)	248	(1,589)
	Net cash outflow from operating activities	(1,700)	(1,168)

		31.03.2026	31.03.2025
9	Analysis of changes in cash during the year.	£	£
	Balance brought forward	11,545	12,404
	Interest received (note 6)	272	309
	Net cash outflow (note 8)	(1,700)	(1,168)
	Balance at year-end	10,117	11,545

		31.03.2026	31.03.2025
10	Detailed Income and Expenditure	£	£
	Total Income (note 3)	7,520	7,040
	Maintenance - buildings	(540)	(223)
	Maintenance - electrical	-	(75)
	Maintenance - roofing and guttering repairs (2026: drainage repairs)	(3,148)	(575)
	Fly-tipping	(50)	-
	Gutter cleaning	(160)	(160)
	Maintenance - grounds	(771)	(495)
	Communal electricity	(242)	(288)
	Accountancy	(840)	(840)
	Management fees	(2,208)	(2,064)
	Risk assessment	(375)	-
	Insurance - buildings	(1,195)	(1,107)
	Insurance - directors & officers	(149)	(147)
	Insurance - rebuild cost assessment	(200)	-
	Sundry	(12)	(16)
	Bank charges	(55)	(9)
	Companies House fee	(34)	(34)
		(9,979)	(6,033)
	(Deficit)/surplus before interest	(2,459)	1,007
	Interest receivable	272	309
	To service charge reserves (note 7)	**(2,187)**	**1,316**

11 OTHER INFORMATION

a. Freehold and Ground Rent

The company owns the freehold of the site which is recognised in these accounts at a nominal value of £1 as it is held for the benefit of the leaseholders. The company is party to eight leases, each granted for a term of 125 years from 25 May 2008, reserving an annual ground rent of £100 payable in advance. Ground rent receivable during the year amounted to £800 (2025: £800). Ground rent income is applied for the benefit of the leaseholders and is included within the funds administered by the company.

b. Service Charge

The company has appointed Block Management Ltd, a local professional managing agent, to act on its behalf. The lease provides for expenditure to be apportioned between building, estate and common parts costs using specified percentages. During the year, no expenditure was incurred in respect of common parts subject to separate apportionment. The only expenditure relating solely to part of the building was a small amount of communal electricity, which has not been separately apportioned due to its immaterial value. The directors consider that this treatment does not materially affect the service charge position. Future expenditure will continue to be allocated in accordance with the relevant lease

c. 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 year.