

Towpath Gardens RTM Company Ltd

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

31 December 2025

Company limited by guarantee No 12817357

Towpath Gardens RTM Company Ltd

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2025

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Towpath Gardens RTM Company Ltd

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2025

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

PRINCIPAL ACTIVITIES

The principal activity of the company is to manage, maintain and administer Towpath Gardens, Swindon on behalf of the leaseholders.

BUSINESS REVIEW

The company was incorporated on 17 August 2020 and acquired the Right To Manage Towpath Gardens on 1 March 2021.

Since Right To Manage was acquired progress has been made in addressing high costs and outstanding maintenance issues on the site.

The company has initiated a multi-year programme of works to replace the communal doors, followed by redecoration of the block and the installation of new carpets. This programme has continued throughout the year and will be delivered over several years, subject to the condition of each of the three blocks and the availability of funds.

SERVICE CHARGE ACCOUNTS

Service charge monies are held on statutory trust for leaseholders in accordance with the Landlord and Tenant Act 1987. The company acts as trustee and agent in collecting and applying service charges. In the interests of openness and transparency the director has produced full accounts including a detailed statement of income and expenditure.

DIRECTORS

The director shown below has held office during the whole of the year from incorporation to the date of this report.

Darryl James Kiy

BY ORDER OF THE BOARD

Darryl James Kiy
Director
25 February 2026

Registered Office:
15 Windsor Road
Swindon
SN3 1JP

Registered in England No 12817357
W: towpathgardens.bml.site

Towpath Gardens RTM Company Ltd

Registered Number 12817357

Income Statement

For the year to 31 December 2025

		2025	2024
	Notes	£	£
Income	3	32,400	36,000
Administrative expenses	10	(21,781)	(18,591)
Operating surplus		10,619	17,409
Interest receivable and similar income	7	1,433	1,665
Surplus for the year transferred to service charge reserve (trust fund)		12,052	19,074

Towpath Gardens RTM Company Ltd
Registered Number 12817357

Balancing Statement as at 31 December 2025

	Notes	31st December 2025		31st December 2024	
		£	£	£	£
CURRENT ASSETS					
Cash at Bank		84,721		72,842	
Debtors	4	593		650	
		<u>85,314</u>		<u>73,492</u>	
CREDITORS					
Amounts falling due within one year	5	(16,485)		(16,715)	
NET CURRENT ASSETS			68,829		56,777
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>68,829</u>		<u>56,777</u>
RESERVES					
Service charge trust fund (held on statutory trust)	6		<u>68,829</u>		<u>56,777</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. The financial statements were approved by the board on 25 February 2026 and signed on its behalf by:

Darryl James Kiy - director

Towpath Gardens RTM Company Ltd

Registered Number 12817357

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.

Service Charge Funds

Service charge monies are held on statutory trust for leaseholders in accordance with the Landlord and Tenant Act 1987.

The company acts as trustee and agent in collecting and applying service charges in accordance with the lease.

The funds are held in a bank account in the name of the company. The company holds no funds other than service charge trust monies. Accordingly, all cash balances and reserves shown in these financial statements represent service charge trust funds.

2 STATUTORY INFORMATION

Towpath Gardens RTM Company Ltd is a private company limited by guarantee, registered in England and Wales. The company's registered number and registered office can be found on the Directors' Report page.

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

3 INCOME

Income represents service charges demanded during the year in accordance with the lease.

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Service Charge income (held on trust)	32,400	36,000

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>)	-	-
Payments in advance (<i>prepaid insurance cover</i>)	593	650
	<u>593</u>	<u>650</u>

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Accrued expenses (costs not yet paid)	11,240	11,075
Service Charges received from leaseholders in advance	5,245	5,640
	<u>16,485</u>	<u>16,715</u>

6 SERVICE CHARGE TRUST FUNDS

	£
Opening reserves at 1 January 2025	56,777
Surplus for the year (note 10)	12,052
Closing reserves at 31st December 2025	<u>68,829</u>

The directors consider that the company should aim to hold approximately two years of service charge income as a minimum level in order to meet unexpected expenditure requirements.

7 INTEREST RECEIVED

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Bank interest received credited to the service charge trust fund	1,433	1,665

Towpath Gardens RTM Company Ltd
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NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025

8 Reconciliation of operating surplus to operating cash flows

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Operating surplus (note 10)	10,619	17,409
Decrease in debtors (note 4)	57	108
(Decrease)/increase in operating creditors (note 5)	(230)	5,695
Net cash inflow from operating activities	10,446	23,212

9 Analysis of changes in cash during the year.

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Balance brought forward	72,842	47,965
Interest received (note 7)	1,433	1,665
Net cash inflow (note 8)	10,446	23,212
Balance at year-end	84,721	72,842

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

10 Detailed Income and Expenditure

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Total Income (note 3)	32,400	36,000
Maintenance - gardening	(903)	(873)
Maintenance - site	(1,155)	(590)
Maintenance - render soft wash	-	-
Maintenance - fire alarms/AOVs	(282)	(2,572)
Maintenance - building	(5,837)	(4,510)
Maintenance - electrical	(290)	(81)
Maintenance - redecoration	(2,400)	-
Fly-tipping	(230)	(60)
Communal electricity	(914)	(1,000)
Communal cleaning	(1,930)	(1,643)
Management fees	(3,744)	(3,420)
Accountancy	(840)	(840)
Professional fees - <i>risk assessment</i>	(385)	-
Insurance - buildings	(2,351)	(2,664)
Insurance - directors and officers	(227)	(219)
Insurance - rebuild cost assessment	(200)	-
Postage, stationery and website	(12)	(50)
Company registration fees - including ICO	(81)	(69)
Total expenses	(21,781)	(18,591)
Operating surplus	10,619	17,409
Add Interest received (note 7)	1,433	1665
Surplus transferred to reserves (note 6)	12,052	19,074

Towpath Gardens RTM Company Ltd
Registered Number 12817357

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2025

11 OTHER INFORMATION

Ground rent

The leases were granted for a period of 125 years from 1 January 2009 with an annual ground rent of £225. The ground rent is collected by the freeholder and is subject to review every ten years and increased by in line with the increase in Retail Price Inflation. The first review was on 1 April 2018.

Service charges

The company has appointed a professional local managing agent to manage the premises on its behalf. The managing agent advises the company on the level of service charges based on forecast expenditure.

Commissions and kick backs

No commission or kick-backs are received by the managing agent or the company director.

Service Charge Allocation

The service charge is apportioned 5.56% per flat in accordance with the lease (18 flats).

Section 20

No works during the year required consultation under section 20 Landlord and Tenant Act 1985.

Towpath Gardens RTM Company Ltd

CERTIFICATE OF THE ACCOUNTANT

YEAR ENDED 31ST DECEMBER 2025

In accordance with the provisions of the Fifth Schedule to the lease, and following the acquisition of the Right to Manage by Towpath Gardens RTM Company Ltd pursuant to the Commonhold and Leasehold Reform Act 2002, I have drawn up and prepared the service charge statement for the year ended 31 December 2025.

Acting as an expert and not as an arbitrator, I hereby certify that:

The statement of account sets out the Total Expenditure incurred in respect of the Building for the year ended 31 December 2025 in accordance with the lease; and

The Service Charge and the amount due from each lessee for that year have been calculated in accordance with the provisions of the lease.

This certificate is given pursuant to the lease and is conclusive and binding on the parties save in the case of manifest error.

John R Morris FCMA CGMA MTPI
For and on behalf of Block Management Ltd

26 February 2026