

Newport Street (Swindon) Management Company Limited

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

31 December 2025

Company No 10986171

Newport Street (Swindon) Management Company Limited

FINANCIAL STATEMENTS

PERIOD ENDED 31 DECEMBER 2025

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Newport Street (Swindon) Management Company Limited

REPORT OF THE DIRECTORS

PERIOD ENDED 31 DECEMBER 2025

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

PRINCIPAL ACTIVITIES

The principal activity of the company is to own, manage, maintain and administer land and buildings at 28-29 Newport Street and adjoining Coach House at 11 Station Approach, in Old Town Swindon.

SERVICE CHARGE ACCOUNTS

The director has produced the statutory accounts to show the service charge accounts passing through the company as company is administering service charge monies in accordance with the lease. In the interests of openness and transparency the director has produced full accounts including a detailed statement of income and expenditure.

DIRECTOR

The director shown below held office from 1 January 2025 to the date that these accounts were signed.

Sally Claire Louise Hobbs

BY ORDER OF THE BOARD

John R Morris FCMA CGMA MTPI
Company Secretary
9 February 2026

Registered Office:
15 Windsor Road
Swindon
SN3 1JP

Registered in England No 10986171
W: newportstreet.bml.site

Newport Street (Swindon) Management Company Limited

Income Statement

For the year ended 31 December 2025

		31/12/2025	31/12/2024
	Notes	£	£
TURNOVER	3	10,800	9,360
Administrative expenses	10	(10,433)	(8,751)
OPERATING SURPLUS		<u>367</u>	<u>609</u>
Interest receivable and similar income	7	244	153
RETAINED SURPLUS FOR THE FINANCIAL YEAR		<u><u>611</u></u>	<u><u>762</u></u>

Newport Street (Swindon) Management Company Limited

Balancing Statement as at 31 December 2025		31/12/2025		31/12/2024	
	Notes	£	£	£	£
Freehold land and buildings	11		1		1
CURRENT ASSETS					
Cash at Bank		8,165		6,594	
Debtors	4	<u>2,221</u>		<u>1,934</u>	
		10,386		8,528	
CREDITORS					
Amounts falling due within one year	5	<u>(2,567)</u>		<u>(1,320)</u>	
			7,819		7,208
TOTAL ASSETS LESS CURRENT LIABILITIES			<u><u>7,820</u></u>		<u><u>7,209</u></u>
RESERVES					
Share capital			9		9
Service Charge Reserve Fund	7		7,811		7,200
Shareholders' Funds			<u><u>7,820</u></u>		<u><u>7,209</u></u>

a. For the period 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 Period, and of its profit or loss for the financial Period, 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.

The financial statements were approved by the director on 9 February 2026 and signed by:

Sally Claire Louise Hobbs - director

Newport Street (Swindon) Management Company Limited

Balancing Statement as at 31 December 2025

	Notes	31/12/2025		31/12/2024	
		£	£	£	£
Freehold land and buildings	11		1		1
CURRENT ASSETS					
Cash at Bank		8,165		6,594	
Debtors	4	<u>2,221</u>		<u>1,934</u>	
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Sally Claire Louise Hobbs - director

Newport Street (Swindon) Management Company LimitedNOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31 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

Newport Street (Swindon) Management Company Limited is a private company, limited by shares, 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 year was: none (2024: none).

3 TURNOVER

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

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Service charges receivable	<u>10,800</u>	<u>9,360</u>

4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Debtors <i>service charges owed by tenants</i>	-	1,040
Prepayments (<i>prepaid insurance costs</i>)	2,221	1,934
	<u>2,221</u>	<u>1,934</u>

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Service charges received in advance	1,280	-
Accrued expenses	1,287	1,320
	<u>2,567</u>	<u>1,320</u>

The notes on the following pages do not form part of the statutory accounts.

6 INTEREST RECEIVABLE

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Bank interest receivable	<u>244</u>	<u>153</u>

7 SERVICE CHARGE RESERVE FUND

	£
Opening reserve at 1 January 2025	7,200
Surplus for the year	611
Closing reserve at 31 December 2025	<u>7,811</u>

The director considers that the service charge reserve fund should be increased to an appropriate level to meet future major works and unexpected expenditure demands and or loss of income.

Funds remain attributable to leaseholders collectively.

Newport Street (Swindon) Management Company Limited

NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31 DECEMBER 2025

8 Reconciliation of operating surplus to operating cash flows	31.12.2025	31.12.2024
	£	£
Operating surplus	367	609
Increase in debtors (note 4)	(287)	(264)
Increase in operating creditors (note 5)	1,247	269
Net cash inflow from operating activities	1,327	614
9 Analysis of changes in cash during the Period.	31.12.2025	31.12.2024
	£	£
Balance brought forward	6,594	5,827
Interest received (note 7)	244	153
Net cash inflow from operating activities (note 8)	1,327	614
Balance at year-end	8,165	6,594
10 Detailed Income and Expenditure	31.12.2025	31.12.2024
	£	£
Total income (note 3)	10,800	9,360
Expenses incurred in administering the service charge in accordance with Schedule 7 of the lease:		
Window cleaning	(176)	(165)
Cleaning	(910)	(894)
Communal electricity	(620)	(663)
Maintenance - electrical	(168)	(398)
Maintenance - fire alarms	(87)	(72)
Maintenance - roof	(960)	-
Maintenance	(602)	(210)
Rubbish clearance	(391)	(731)
Management fees	(2,286)	(2,178)
Insurance - buildings	(2,679)	(2,316)
Insurance - directors and officers	(217)	(215)
Sundry	(12)	(35)
Bank charges	(51)	-
Company registration fees	(34)	(34)
Professional fees - <i>fire risk assessment</i>	(400)	-
Accountancy	(840)	(840)
	(10,433)	(8,751)
Operating surplus for the period	367	609
Interest receivable (note 6)	244	153
Surplus for the year to reserves (note 7)	611	762

11 OTHER INFORMATION

Leases

The company is the freeholder of 28-29 Newport Street and the adjoining property at 11 Station Approach. The freehold is recognised in these accounts at a nominal value of £1. The building consists of eight apartments and one commercial unit on leases that run for 999 years from 1 January 2017 at a peppercorn (£0.00) ground rent.

Service Charges

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

Commissions and kickbacks

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

Service charge expenditure

Service charge expenditure comprises only those costs recoverable in accordance with Schedule 7 of the lease.

Apportionment statement

Service charges have been charged on a fair and reasonable basis in accordance with the lease.