
THE THORPE HALL SERVICE FUND

ACCOUNTS

FOR THE PERIOD ENDED 30 SEPTEMBER 2022

THORPE HALL SERVICE FUND

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THORPE HALL SERVICE FUND

FUND'S CERTIFICATE

I approve the accounts set out on pages 3 to 5 disclosing a surplus for the period of £12,921 and confirm that I have made available all relevant records and information for their preparation.

Mr S Grey
Thorpe Hall Service Fund

Date: 6 June 2023

THORPE HALL SERVICE FUND

INDEPENDENT ACCOUNTANTS REPORT TO THE LANDLORD/MANAGING AGENT OF THORPE HALL, EATON RISE, LONDON W5 2HB

In accordance with our engagement letter we have prepared for your approval the service charge statement of account for The Thorpe Hall Service Fund set out on pages 3 to 5 in respect of Thorpe Hall, Eaton Rise, London W5 2HB for the period ended 30 September 2022, together with the books and records maintained by Colin Bibra Estate Agents Ltd in so far as they relate to Thorpe Hall, Eaton Rise, London W5 2HB.

This report is made to the Landlord for issue with the service charge statement in accordance with section 21 of the Landlord and Tenant Act 1985. My work has been undertaken to enable me to make this report to the Landlord [and tenants as a body] and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Landlord for my work or for this report.

Under the terms of this engagement, I am not required to, and did not, form any opinion as to either the reasonableness of the costs included within the service charge statement or the standard of the services or works provided.

As a member firm of the Institute of Chartered Accountants in England and Wales (ICAEW) we are subject to its ethical and other professional requirements which are detailed at www.icaew.com/en/membership/regulations-standards-and-guidance.

Respective responsibilities of the landlord and independent accountant

Under the Landlord and Tenant Act 1985, the Landlord is responsible for the preparation of this service charge statement in respect of the costs in respect of Thorpe Hall, Eaton Rise, London W5 2HB. It is my responsibility to form an independent opinion, based on my examination, on the service charge statement and to report my opinion exclusively to the Landlord and tenants/Managing Agent.

Basis of opinion

I planned and performed my examination so as to obtain all the information and explanations that I considered necessary in order to provide me with sufficient evidence to give reasonable assurance that the service charge statement is a fair summary of the costs relating to Thorpe Hall, Eaton Rise, London W5 2HB and is sufficiently supported by accounts, receipts and other documents which have been made available to me. In view of the purpose for which this service charge statement has been prepared, however, I did not evaluate the overall adequacy of the presentation of the information which would have been required if I were to express an audit opinion under International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board.

Certificate

I certify that:

(a) In my opinion the service charge statement is a fair summary complying with the requirements of section 21(5) of the Landlord and Tenant Act 1985.

(b) The summary is sufficiently supported by accounts, receipts and other documents which have been produced to me.

RICHARD RHODES

Statutory Auditor

Feltons

1 The Green

Richmond

Surrey

TW9 1PL

Date: 7 June 2023

THORPE HALL SERVICE FUND

**SERVICE CHARGE INCOME AND EXPENDITURE ACCOUNT
FOR THE PERIOD ENDED 30 SEPTEMBER 2022**

	6 months ended 30 September 2022		12 months ended 31 March 2022	
	£	£	£	£
INCOME				
Lessees' contribution	50,643		96,493	
Ground rent collected for managing company	(258)		(515)	
		50,385		95,978
LESS: NON ANNUAL EXPENDITURE				
Survey and project supervision	303		823	
External redecoration	-		8,748	
Tree management	5,210		-	
		5,513		9,571
GROSS SURPLUS				
		44,872		86,407
Other income		-		168
		44,872		86,575
LESS: EXPENSES				
Insurances	6,070		11,741	
Day to day repairs	3,349		11,290	
Electricity to common parts	2,946		2,796	
Pest control	715		858	
Water charges	261		557	
Caretaking, cleaning and gardening services	7,590		14,387	
Printing, stationery and sundry expenses	120		236	
Audit and accountancy	3,300		3,370	
Administration	7,500		15,000	
Bank charges	100		174	
		31,951		60,409
NET SURPLUS FOR THE PERIOD		12,921		26,166

THORPE HALL SERVICE FUND

**BALANCE SHEET
AS AT 30 SEPTEMBER 2022**

		30 September 2022		<i>31 March 2022</i>	
	Note	£	£	£	£
CURRENT ASSETS					
Debtors	2	3,729		11,294	
Bank and cash balances		50,050		29,454	
		<u>53,779</u>		<u>40,748</u>	
CREDITORS DUE WITHIN ONE YEAR	3	(12,977)		(12,867)	
NET ASSETS			40,802		27,881
REPRESENTED BY:					
Service Charge Capital Reserve Fund	4		40,802		27,881

THORPE HALL SERVICE FUND

NOTES TO THE ACCOUNTS FOR THE PERIOD ENDED 30 SEPTEMBER 2022

1. ACCOUNTING POLICIES

1.1 BASIS OF PREPARATION OF ACCOUNTS

The accounts have been prepared under the historical cost convention.

1.2 INSURANCE COSTS

Colin Bibra Estate Agents Limited receives a fee for arranging the insurance policy for the building and supporting leaseholders with any valid claims on the policy.

2. DEBTORS

	30 September 2022	<i>31 March 2022</i>
	£	£
Outstanding service charge debtors	2,717	4,213
Prepayments and accrued income	1,012	7,081
	<u>3,729</u>	<u>11,294</u>

3. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30 September 2022	<i>31 March 2022</i>
	£	£
Other creditors	3,418	7,581
Accruals and deferred income	9,559	5,286
	<u>12,977</u>	<u>12,867</u>

4. SERVICE CHARGE RESERVE FUND

	2022 Total	<i>2022 Total</i>
	£	£
At 1 April 2022	27,881	1,715
Surplus	12,921	26,166
	<u>40,802</u>	<u>27,881</u>
At 30 September 2022	<u>40,802</u>	<u>27,881</u>