
THE THORPE HALL SERVICE FUND

ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 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 year of £26,166 and confirm that I have made available all relevant records and information for their preparation.

Mr S Grey
Thorpe Hall Service Fund

Date: 27 September 2022

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 year ended 31 March 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: 27 September 2022

THORPE HALL SERVICE FUND

**SERVICE CHARGE INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2022**

	£	2022 £	£	2021 £
INCOME				
Lessees' contribution	96,493		96,493	
Ground rent collected for managing company	(515)		(515)	
		<u>95,978</u>		<u>95,978</u>
LESS: NON ANNUAL EXPENDITURE				
Survey and project supervision	823		5,982	
Internal redecorations	-		7,500	
External redecoration	8,748		-	
		<u>9,571</u>		<u>13,482</u>
GROSS SURPLUS				
		<u>86,407</u>		<u>82,496</u>
Other income		168		-
		<u>86,575</u>		<u>82,496</u>
LESS: EXPENSES				
Insurances	11,741		10,662	
Day to day repairs	11,290		10,046	
Electricity to common parts	2,796		2,426	
Pest control	858		894	
Water charges	557		582	
Caretaking, cleaning and gardening services	14,387		12,118	
Printing, stationery and sundry expenses	236		188	
Audit and accountancy	3,370		3,600	
Administration	15,000		15,000	
Bank charges	174		113	
		<u>60,409</u>		<u>55,629</u>
NET SURPLUS FOR THE YEAR				
		<u><u>26,166</u></u>		<u><u>26,867</u></u>

THORPE HALL SERVICE FUND

**BALANCE SHEET
AS AT 31 MARCH 2022**

	Note	£	2022 £	£	2021 £
CURRENT ASSETS					
Debtors	2	11,294		8,739	
Bank and cash balances		29,454		27,242	
		<u>40,748</u>		<u>35,981</u>	
CREDITORS DUE WITHIN ONE YEAR	3	<u>(12,867)</u>		<u>(34,266)</u>	
NET ASSETS			<u>27,881</u>		<u>1,715</u>
REPRESENTED BY:					
Service Charge Capital Reserve Fund	4		<u>27,881</u>		<u>1,715</u>

THORPE HALL SERVICE FUND

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 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

	2022	<i>2021</i>
	£	£
Outstanding service charge debtors	4,213	2,057
Prepayments and accrued income	7,081	6,682
	<hr/> 11,294 <hr/>	<hr/> 8,739 <hr/>

**3. CREDITORS:
AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022	<i>2021</i>
	£	£
Trade creditors	-	173
Other creditors	7,581	26,743
Accruals and deferred income	5,286	7,350
	<hr/> 12,867 <hr/>	<hr/> 34,266 <hr/>

4. SERVICE CHARGE RESERVE FUND

	2022	<i>2021</i>
	Total	<i>Total</i>
	£	£
At 1 April 2021	1,715	(25,152)
Surplus	26,166	26,867
	<hr/> 27,881 <hr/>	<hr/> 1,715 <hr/>
At 31 March 2022	<hr/> 27,881 <hr/>	<hr/> 1,715 <hr/>