

# **149 County Road Management Limited**

Report of the directors and unaudited Financial Statements for the year ended

31 December 2025

Company Number 09090295

# 149 County Road Management Limited

YEAR ENDED 31ST DECEMBER 2025

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**149 County Road Management Limited**

Registered number 09090295

**REPORT OF THE DIRECTORS**

**PERIOD ENDED 31ST DECEMBER 2025**

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

**PRINCIPAL ACTIVITIES**

The principal activities of the company are to own, manage, maintain and administer the land and building at 149 County Road, Swindon. The freehold land and building is recognised in these accounts at a nominal value of £1.

**BUSINESS REVIEW**

During the year the 3-yearly rebuild cost assessment was commissioned. The communal electricity cost fell following the installation of energy efficient combined sensor emergency LED lighting in the previous year.

**SERVICE CHARGE ACCOUNTS**

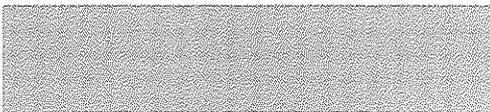
The director has produced the statutory accounts to show the service charge accounts passing through the company as they consider the company is acting as a principal rather than agent to the members. In the interests of openness and transparency the director has produced full accounts including a detailed statement of income and expenditure.

**DIRECTORS**

The following director held office during the period from 1 January 2025 to the date of this report.

David Edward Greetham

**BY ORDER OF THE BOARD**



John R Morris FCMA CGMA MTPI

Company Secretary

6 January 2026

Registered office: 15 Windsor Road, Swindon SN3 1JP

W: countyroad.bml.site

**149 County Road Management Limited**  
Registered number 09090295

**Income Statement**

**For the period ended:- 31 December 2025**

		<b>2025</b>	<b>2024</b>
	Note	£	£
TURNOVER	3	6,600	6,400
Operating charges	10	(5,027)	(4,770)
<b>OPERATING SURPLUS</b>		<b>1,573</b>	<b>1,630</b>
Interest receivable	7	393	385
<b>SURPLUS FOR THE YEAR</b>		<b>1,966</b>	<b>2,015</b>

**149 County Road Management Limited**

Registered number 09090295

**Balance Sheet as at:-**

	Note	31 December 2025		31 December 2024	
		£	£	£	£
Freehold land and buildings			1		1
<b>Current Assets</b>					
Cash at Bank		18,048		14,451	
Debtors	4	<u>1,190</u>		<u>2,547</u>	
		19,238		16,998	
<b>Creditors : Amounts falling due within one year</b>	5	(2,264)		(1,990)	
Net Current Assets			16,974		15,008
Total Assets Less Current Liabilities			<u><u>16,975</u></u>		<u><u>15,009</u></u>
<b>Capital and Reserves</b>					
Share capital	2		4		4
Service Charge reserves	7		16,971		15,005
<b>Members' funds</b>			<u><u>16,975</u></u>		<u><u>15,009</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 acknowledges their responsibility for:

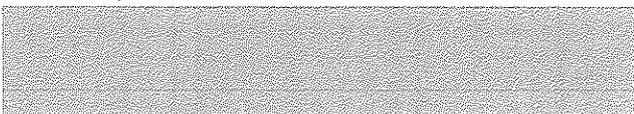
i. ensuring the company keeps accounting records which comply with Section 386; and

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 board of directors on 6 January 2026 and signed on its behalf by:



David Edward Greetham - director

149 County Road Management Limited

**NOTES TO FINANCIAL STATEMENTS FOR PERIOD 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.

The financial statements are prepared on an accruals basis in accordance with applicable accounting standards or as required under section 21(5) of the Landlord & Tenant Act 1985 and the RICS Service Charge Residential Management Code.

**2 STATUTORY INFORMATION**

149 County Road Management Limited is a private company, limited by ordinary shares of £1.00 each for the four members, 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.

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Service charges	<u>6,600</u>	<u>6,400</u>

**4 DEBTORS**

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Trade debtors - <i>outstanding service charges</i>	-	1,600
Prepaid expenses - <i>insurance paid in advance</i>	<u>1,190</u>	<u>947</u>
	<u><u>1,190</u></u>	<u><u>2,547</u></u>

**5 CREDITORS: Amounts falling due within one year**

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Accrued expenses	1,074	845
Other creditors - <i>service charges received in advance</i>	<u>1,190</u>	<u>1,145</u>
	<u><u>2,264</u></u>	<u><u>1,990</u></u>

**6 INTEREST RECEIVABLE**

	<u>31.12.2025</u>	<u>31.12.2024</u>
	£	£
Bank interest	<u>393</u>	<u>385</u>

**7 RECONCILIATION OF RESERVES**

	£
As at 1st January 2025	15,005
Service charge surplus for the period	<u>1,966</u>
As at 31st December 2025	<u><u>16,971</u></u>

The director considers that the company policy should be to maintain service charge reserves at a level of at least two years of service charge income to meet unexpected expenditure requirements.

149 County Road Management Limited

**NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31ST DECEMBER 2025**

<b>8 Reconciliation of operating surplus to operating cash flows</b>	<b><u>31.12.2025</u></b>	<b><u>31.12.2024</u></b>
	£	£
Operating surplus	1,573	1,630
Decrease/(increase) in operating debtors (note 4)	1,357	(1,668)
Increase in operating creditors (note 5)	274	957
<b>Net cash inflow from operating activities</b>	<b><u>3,204</u></b>	<b><u>919</u></b>
<b>9 Analysis of changes in cash during the period.</b>	<b><u>31.12.2025</u></b>	<b><u>31.12.2024</u></b>
	£	£
Balance brought forward	14,451	13,147
Interest received (note 6)	393	385
Net cash inflow from operating activities (note 8)	3,204	919
<b>Balance at year-end</b>	<b><u>18,048</u></b>	<b><u>14,451</u></b>
<b>10 Detailed service charge income and expenditure</b>	<b><u>31.12.2025</u></b>	<b><u>31.12.2024</u></b>
	£	£
Total Income (note 3)	6,600	6,400
Service charge expenditure:		
Maintenance - site	-	-
Maintenance - other	(130)	(50)
Maintenance - electrical	(60)	(881)
Window cleaning	(80)	(50)
Internal cleaning	(300)	(300)
Maintenance - grounds	(60)	(60)
Communal electricity	(242)	(323)
Accountancy	(840)	(720)
Management fees	(1,464)	(1,392)
Professional fees - Fire Risk Assessment	(436)	-
Insurance - buildings	(1,027)	(817)
Insurance - directors & officers	(142)	(129)
Insurance - rebuild cost assessment	(200)	-
Companies House fee	(34)	(13)
Sundry	(12)	(35)
<b>Total expenditure</b>	<b><u>(5,027)</u></b>	<b><u>(4,770)</u></b>
Operating service charge surplus	1,573	1,630
Interest received (note 6)	393	385
Transfer to reserves (note 7)	<b><u>1,966</u></b>	<b><u>2,015</u></b>

**11 Other information**

**Freehold**

The company owns the freehold of the site with four leases that run for 999 years from 6 August 2014 with a ground rent of £50 a year. The first annual review is due on 6 August 2035. As the company is owned by the leaseholders the company has informally waived ground rent payments.

**Managing Agent**

The leaseholders have appointed Block Management Ltd, a professional local managing agent to manage the premises on their behalf.

**Commissions and kick-backs**

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