

QUEEN'S CLUB GARDENS, LONDON W14

SERVICE CHARGE ACCOUNTS

YEAR ENDED 31 DECEMBER 2024

QUEEN'S CLUB GARDENS, LONDON W14

REPORT OF THE ACCOUNTANTS

We have prepared the attached service charge accounts for the year ended 31st December 2024, from the relevant books and records maintained by the managing agent, under the requirements of the Landlord and Tenant Act 1985. The reporting provisions of the Act do not require any opinion as to either the reasonableness of the costs included within the service charge accounts or the standard of the services or works provided.

We hereby certify that in our opinion pages 1 to 6 of the attached service charge accounts are a fair summary of the expenditure incurred for the year ended 31st December 2024 and comply with Section 21(5) of the Landlord and Tenant Act 1985 as amended and have been properly supported by accounts, receipts and other documents which have been produced to us.

LBCo Ltd
Chartered Accountants &
Registered Auditors



L G Lees-Buckley F.C.A.

16 Northfields Prospect
Putney Bridge Road
London SW18 1PE

Dated: 21st October 2025

QUEEN'S CLUB GARDENS, LONDON W14**FLATS SERVICE CHARGE ACCOUNT - EXCLUDING GARAGES****YEAR ENDED 31 DECEMBER 2024**

	2024		2024	2023
	Actual	Actual	Budget	Actual
	£	£	£	£
Routine expenditure				
Staff costs:				
Wages, pension, healthcare and life assurance		164,793	220,000	203,242
Council tax and service charges - porters' flats		14,218	15,000	16,833
Contract staff		165,208	85,000	85,745
Utilities and maintenance		12,819	11,000	14,703
Uniforms and training		1,015	3,000	1,410
		<u>358,053</u>	<u>334,000</u>	<u>321,933</u>
Estate office and stores:				
Rent, rates and service charges	9,017		11,000	9,984
Utilities, maintenance & cleaning	713		1,500	1,388
Telephone, printing, stationery and sundry	17,481		15,000	16,937
		<u>27,211</u>	<u>27,500</u>	<u>28,309</u>
Contracts, maintenance and services:				
General repairs and sundry property maintenance	105,276		60,920	64,220
Sundry	60		0	60
Electricity - common parts	57,171		71,000	69,957
Door answerphone system maintenance	27,135		20,000	24,864
Communal TV system	9,446		11,000	10,444
Fire safety	2,474		7,000	2,758
Insurance	281,674		420,000	291,325
Refuse removal	5,486		5,000	6,207
Windows, carpet cleaning and cleaning materials	9,345		5,000	5,750
Pest control	19,200		25,000	19,576
Gardening, repairs, tree pruning and tennis courts	68,160		80,000	86,897
		<u>585,427</u>	<u>704,920</u>	<u>582,058</u>
Fees:				
Accountancy	12,321		12,000	10,740
Health and safety inspections	2,550		6,000	1,837
Legal and professional fees	16,593		8,000	17,074
Managing agent's fee	204,580		204,580	193,000
		<u>236,044</u>	<u>230,580</u>	<u>222,651</u>
		<u>1,206,735</u>	<u>1,297,000</u>	<u>1,154,951</u>
Non-annual expenditure				
Tennis court - new fencing	23,400			
Structural engineer - gardens survey	1,800			
Refuse bins replacement	20,398			
Access control	30,925			
Damp investigation, damp proofing works & fees	73,404			
Other miscellaneous	3,855			
		<u>153,782</u>	<u>371,000</u>	<u>223,412</u>
Loan repayment		<u>0</u>	<u>424,000</u>	<u>0</u>
Total expenditure		<u>1,360,517</u>	<u>2,092,000</u>	<u>1,378,363</u>
Bank interest received less taxation		<u>(16,370)</u>	<u>0</u>	<u>(7,911)</u>
Total expenditure less interest		<u>1,344,147</u>		<u>1,370,452</u>
Surplus transferred to reserves		489,361	<u>225,000</u>	
Advance demands		<u>(2,318,063)</u>	<u>2,317,000</u>	<u>(2,183,000)</u>
Surplus for the year		<u>(484,555)</u>		<u>(812,548)</u>
Deficit brought forward		<u>484,555</u>		<u>1,297,103</u>
Deficit carried forward		<u>0</u>		<u>484,555</u>

QUEEN'S CLUB GARDENS, LONDON W14
FLATS SERVICE CHARGE ACCOUNT - EXCLUDING GARAGES
ADDITIONAL NOTES UNDER THE LANDLORD AND TENANT ACT 1985
AS AMENDED BY THE LANDLORD AND TENANT ACT 1987
FOR THE YEAR ENDED 31ST DECEMBER 2024

	(a)	(b)	Sub Total (c)	(d)	(e)	(f)	Total For Year Ended 31.12.24 (g)	(g)
	£	£	£ (Column a + b)	£	£	£	£	£ (Column c to g)
Staff costs:								
Wages, pension, healthcare and life assurance	(725)	162,720	161,995				2,798	164,793
Council tax and service charges - porters' flats		13,793	13,793	868	(443)			14,218
Contract staff	(7,891)	154,683	146,792	1,684	(1,678)	9,844	8,566	165,208
Utilities and maintenance	(774)	14,469	13,695	469	(4,259)		2,914	12,819
Uniforms and training	(99)	1,054	955			60		1,015
Estate office and stores:								
Rent, rates and service charges	(7,642)	8,968	1,326	1,662			6,029	9,017
Utilities, maintenance & cleaning	612	(612)	0			713		713
Telephone, printing, stationery and sundry	(1,037)	17,067	16,030	399	(1,028)	1,894	186	17,481
Contracts, maintenance and services:								
General repairs & sundry property maintenance	(6,803)	106,760	99,957		(2,496)	6,419	1,396	105,276
Sundry	(36)	96	60		(72)	72		60
Electricity - common parts	(617)	49,486	48,869			940	7,362	57,171
Door answerphone system maintenance	(306)	19,308	19,002		(5,882)	9,582	4,433	27,135
Communal TV System		7,168	7,168	2,278	(2,389)	2,389		9,446
Fire safety		2,474	2,474					2,474
Insurance		269,330	269,330	145,607	(133,551)		288	281,674
Refuse removal		5,500	5,500	186	(200)			5,486
Window, carpet cleaning, cleaning materials		8,300	8,300			1,045		9,345
Pest control	(3,504)	22,056	18,552			648		19,200
Gardening, repairs, tree pruning and tennis courts	(7,054)	65,701	58,647	97	(100)	5,757	3,759	68,160
Fees:								
Accountancy	(10,740)	5,400	(5,340)			5,361	12,300	12,321
Health and safety inspections		2,550	2,550					2,550
Legal and professional fees	(9,545)	21,098	11,553				5,040	16,593
Managing agent's fee		204,580	204,580					204,580
Non-annual expenditure								
Tennis court - new Fencing		23,400	23,400					23,400
Structural engineer - gardens survey			0				1,800	1,800
Refuse bins replacement		20,398	20,398					20,398
Access control		10,419	10,419		(3,528)	24,034		30,925
Damp investigation, damp proofing works & fees		51,137	51,137			22,267		73,404
Other miscellaneous		3,855	3,855					3,855
	(56,161)	1,271,158	1,214,997	153,250	(155,626)	91,025	56,871	1,360,517

Note

Column (a) are those costs paid in this year but relating to the previous year. (Creditors, Accruals and provisions b/fwd)

Column (b) are those costs paid in the year.

Column (c) are those costs incurred which have been demanded and paid in the year.

Column (d) are those costs paid in the previous year but relating to this year. (Prepayments b/fwd)

Column (e) are those costs paid in the year, but relating to the next period. (Prepayments c/fwd)

Column (f) are those costs incurred where a demand for payment from the suppliers of services etc. had been received by the landlord within the year, but remained unpaid at the year end. (Creditors c/fwd)

Column (g) are those costs incurred where no demand for payment from the suppliers of services etc. has been received by the landlord within the year. (Accruals and Provisions c/fwd)

QUEEN'S CLUB GARDENS, LONDON W14

GARAGES SERVICE CHARGE ACCOUNT

YEAR ENDED 31 DECEMBER 2024

	2024 Actual £	2024 Budget £	2023 Actual £
Insurance	1,077	2,000	1,205
General repairs	0	2,279	0
Audit fee	240	200	180
Managing agent's fee	1,531	1531	1521
Total expenditure	<u>2,848</u>	<u>6,010</u>	<u>2,906</u>
Advance demands	(6,010)		(6,000)
Bank interest received less taxation	(256)		(140)
Surplus for the year	<u>(3,418)</u>		<u>(3,234)</u>
Surplus transferred to reserves	3,418		3,234
	<u>0</u>		<u>0</u>

QUEEN'S CLUB GARDENS, LONDON W14
GARAGES SERVICE CHARGE

ADDITIONAL NOTES UNDER THE LANDLORD AND TENANT ACT 1985
AS AMENDED BY THE LANDLORD AND TENANT ACT 1987
FOR THE YEAR ENDED 31ST DECEMBER 2024

	(a)	(b)	Sub Total (c)	(d)	(e)	(f)	(g)	Total For Year Ended 31.12.24 (Column c to g)
	£	£	£	£	£	£	£	£
Insurance		1,564	1,564	296	(783)			1,077
Audit fee	(200)	0	(200)			200	240	240
Managing agent's fee		1,531	1,531					1,531
	(200)	3,095	2,895	296	(783)	200	240	2,848

Note

Column (a) are those costs paid in this year but relating to the previous year. (Creditors, Accruals and provisions b/fwd)

Column (b) are those costs paid in the year.

Column (c) are those costs incurred which have been demanded and paid in the year.

Column (d) are those costs paid in the previous year but relating to this year. (Prepayments b/fwd)

Column (e) are those costs paid in the year, but relating to the next period. (Prepayments c/fwd)

Column (f) are those costs incurred where a demand for payment from the suppliers of services etc. had been received by the landlord within the year, but remained unpaid at the year end. (Creditors c/fwd)

Column (g) are those costs incurred where no demand for payment from the suppliers of services etc. has been received by the landlord within the year. (Accruals and Provisions c/fwd)

QUEEN'S CLUB GARDENS, LONDON W14

SERVICE CHARGE BALANCE SHEET

AS AT 31 DECEMBER 2024

	2024		2023
	£	£	£
CURRENT ASSETS			
Lessee arrears		71,797	24,525
Excess service charge due - flats		0	484,555
Funds held by managing agent		934,794	1,049,539
Prepayments		156,410	153,545
Sundry debtors		43,311	94,410
Management company		403	403
		<u>1,206,715</u>	<u>1,806,977</u>
CURRENT LIABILITIES			
Advance service charge receipts	512,981		464,402
Creditors and Accruals	161,514		63,760
Income tax	6,461		2,304
Management company loan	0		1,255,000
Sundry creditors	<u>21,738</u>		<u>10,269</u>
		<u>702,694</u>	<u>1,795,735</u>
NET ASSETS		<u>504,021</u>	<u>11,242</u>

REPRESENTED BY:

	<u>Service Charge Reserve Funds</u>			
	2024			2023
	Garages	General	Total	Total
	£	£	£	£
At 1st January	11,242	0	11,242	8,008
Transfer From Service Charge	3,418	489,361	492,779	3,234
At 31st December	<u>14,660</u>	<u>489,361</u>	<u>504,021</u>	<u>11,242</u>

QUEEN'S CLUB GARDENS, LONDON W14

MANAGING AGENT'S STATEMENT OF INCOME

FOR THE YEAR ENDED 31ST DECEMBER 2024

Rendall and Rittner Ltd have earned the following income (incl. VAT) relating to the service charge as a result of their management of Queen's Club Gardens in the year;

	2024	2023
	£	£
Management fees	206,111	194,521
Bank charges	144	0
Staff training	660	0
Insurance revaluation fee (R&R group company)	0	5,580
	<u>206,915</u>	<u>200,101</u>

Additionally, Rendall and Rittner Limited received fees and commission for arranging utility procurement and placing temporary staff. The utility commission is based on consumption and not cost.

Alexander Bonhill Limited, a fellow subsidiary company of the Odevo Group, received £12,218.63 in commission and fees in respect of insurance premiums paid (2023 - £Nil).

During the period from 1st January to 30th June 2024, prior to Alexander Bonhill Limited's receipt of commission, Rendall and Rittner Ltd received commission of 10% of the annual Building Insurance premium, excluding insurance premium tax.