

George Leybourne House
Wellclose Square, London, E1
Service Charge Accounts
For the year ended 31 December 2020

BGM Lewis Hickie Limited

Chartered Accountants
Emperor's Gate
114a Cromwell Road
Kensington
London SW7 4AG

George Leybourne House
Service Charge Accounts

For the year ended 31 December 2020

LANDLORD Entryway Limited
George Leybourne House
Wellclose Square
London, E1 8HW

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George Leybourne House, Wellclose Square, London E1
For the year ended 31 December 2020
Accountant's report of factual findings
to the landlord of George Leybourne House

You have stated that an audit of the service charge accounts in accordance with International Standards on Auditing is not required under the terms of the lease for George Leybourne House, Fletcher Street, London E1.

In accordance with our engagement letter dated 20 March 2017, we have performed the procedures agreed with you and enumerated below with respect to the service charge accounts set out on pages 2 to 5 in respect of George Leybourne House, London E1 for the year ended 31 December 2020 in order to provide a report of factual findings about the service charge accounts you have issued.

This report is made to the landlord for issue with the service charge accounts in accordance with the terms of our engagement. Our work has been undertaken to enable us to make this report to the Landlord and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Landlord for our work for this report.

Basis of report

Our work was carried out having regard to the guidance in Residential service charge accounts published jointly by the professional accountancy bodies with ARMA and RICS. In summary, the procedures we carried out with respect to the service charge accounts were:

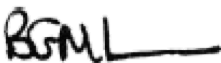
- 1 We obtained the service charge accounts and checked whether the figures in the accounts were extracted correctly from the accounting records maintained by or on behalf of the landlord;
- 2 We checked, based on a sample, whether entries in the accounting records were supported by receipts, other documentation or evidence that we inspected; and
- 3 We checked whether the balance of service charge monies for this property shown on page 3 of the service charge accounts agreed or reconciled to the bank statements for the accounts in which the funds are held.

Because the above procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing (UK and Ireland) or International Standards on Review Engagements, we do not express any assurance on the service charge accounts other than in making the factual statements set out below.

Had we performed additional procedures or had we performed an audit or review of the financial statements in accordance with International Standards on Auditing (UK and Ireland) or International Standards on Review Engagements, other matters might have come to our attention that would have been reported to you.

Report of factual findings:

- (a) With respect to item 1 we found the figures in the statement of account to have been extracted correctly from the accounting records.
- (b) With respect to item 2 we found that those entries in the accounting records that we checked were supported by receipts, other documentation or evidence that we inspected
- (c) With respect to item 3 we found that the balance of service charge monies shown on page 3 of the service charge accounts agrees or reconciles to the bank statement for the accounts in which the funds are held.



BGM LEWIS HICKIE LIMITED
CHARTERED ACCOUNTANTS
Emperor's Gate
114a Cromwell Road
Kensington
London SW7 4AG

Dated: 24 September 2021

George Leybourne House, Wellclose Square, London, E1
Service Charge Accounts
For the year ended 31 December 2020

	2020	2019
	£	£
INCOME		
Service Charge Receivable	100,001	90,000
Interest Received	94	95
Other Income	1,304	793
	<u>101,399</u>	<u>90,887</u>
ESTABLISHMENT EXPENSES		
Management Fee	487	437
Insurance	10,030	10,552
Light and Heat	11,932	13,998
Bike Lockers	4,572	-
Repairs & Maintenance (Note 8)	14,856	14,947
Wages	25,271	23,465
Telephone	366	360
General Administration	702	1,286
Legal & Professional Fees	378	552
Accountant Fees	2,520	2,520
Transfer to Reserve Fund	30,286	22,769
	<u>101,399</u>	<u>90,887</u>
TOTAL EXPENDITURE	<u>101,399</u>	<u>90,887</u>
(DEFICIT)/SURPLUS FOR THE YEAR	<u><u>-</u></u>	<u><u>-</u></u>

George Leybourne House, Wellclose Square, London, E1
Service Charge Balance Sheet as at 31 December 2020

	Notes	2020 £	2019 £
Assets			
Debtors	3	2,951	2,815
Cash at bank	4	<u>70,777</u>	<u>52,570</u>
		73,728	55,385
Liabilities			
	5	<u>(9,653)</u>	<u>(21,596)</u>
Net Assets		<u>64,075</u>	<u>33,789</u>
RESERVES:			
Reserve Fund	6	<u>64,075</u>	<u>33,789</u>

This statement of account was approved and signed by E Mainelli

on behalf of Entryway Limited on 24 September 2021

1 Accounting Policies

The accounts are prepared in accordance with the provision of the lease and on the accruals basis.

2 Tax provided on bank interest received

Service charge monies are held on trust in accordance with Section 42, Landlord and Tenant Act 1987. Interest earned on service charge monies held on deposit is taxable at the basic rate of income tax. The rate of tax applied to interest received during the year was 20%.

3 Debtors

	2020	2019
	£	£
Prepayments	2,951	2,815
	<u>2,951</u>	<u>2,815</u>

4 Bank Accounts

	2020	2019
	£	£
Service Charge Account 00233854	25,314	17,330
Reserve Fund Account 80734268	12	12
Base Rate Reward Account 93354369	45,128	35,036
Petty Cash	323	193
	<u>70,777</u>	<u>52,570</u>

Service charge money was held in trust at Barclays Bank, Leicester LE87 2BB under the title Entryway Limited.

5 Creditors

	2020	2019
	£	£
Service Charge demands received in advance	2,040	15,161
Service Charge creditors	286	-
Accruals	3,784	2,892
Entryway Limited	3,542	3,542
	<u>9,652</u>	<u>21,595</u>

6 Reserve Fund

	2020	2019
	£	£
Balance Brought Forward	33,789	11,020
Transfer for the year from Service Charge Account	30,286	22,769
Balance carried forward	<u>64,075</u>	<u>33,789</u>

The General Reserve has been established to meet the cost of large, non regular repair and maintenance work. The present level of the fund may prove insufficient, given the substantial costs which could be incurred and the uncertainty as to when further such costs may arise.

Any shortfall in these funds resulting from expenditure incurred will be charged to the Income and Expenditure Account in that year.

7 Transactions with directors of Entryway Limited

E Mainelli, a director, received a management fee in the year of £487.50 (£437.50 - 2019) which is charged in these accounts.

8 Repairs & Maintenance

Repairs & Maintenance in the year comprise of :-

	£
Swimming Pool	1,159
Water, pump and maintenance costs	1,278
Car Park	390
Lifts	2,696
Building Maintenance	3,095
Reception area	2,570
TV	153
Fire Protection	1,474
Refuse Collection	550
Electrical repairs	1,491
	<u>14,856</u>