

# St George's Fields w2

AGM - 2019 Financial Presentation

# Agenda

- The Four Accounts
- Major Work Summary
- Capital works cost and progress

# The Four Accounts

St George's Fields Ltd (Freeholder of St. George's Fields)

St George's Field No2 Ltd (Sales and Lettings business)

Service Charge Account (Day to day running of the estate)

Reserve Fund (Pays for major works and is collecting at least £250,000 per year to rebuild reserves)

# St George's Fields Ltd

- Freehold company owned by shareholders. (You)
- Income is from licence fees, small amount of administration fees, rental income and dividends from SGF2

	2019	2018
Income	£73,324	£111,401
Expenditure	£81,175	£97,839
Property Revaluation	+£10,000	-£145,000
Profit before Tax	£1,790	£-131,438
Tax	£-1,900	£27,550
Loss after Tax	£-110	£-103,888

# St George's Fields Ltd continued

## Summary

- Small loss over all
- Reduced sales in SGF2 meant no dividend this year.(£45,000 2018)
- Owned rental properties increase in value £10,000 (£145,000 fall in 2018)
- Expenditure lower due to reduced estate improvement works offset by increased administration costs

# SGF (No2) Ltd

- Sales and Lettings business owned by SGF

	2019	2018	Change
Income	£164,156	£205,614	+ -20%
Expenditure	£157,836	£147,983	+6%
Profit (Before Tax)	£6,320	£57,631	-89%
Profit (After tax)	£5,169	£46,662	-88%

## Summary

- 2019 saw a 20% decrease in revenue made up of a 10% increase from lettings and a drop of 15% drop in sales commissions
- Inflationary increase in costs and accountancy costs
- No dividend to SGF Limited, £45,000 in 2018

# Service Charge Account

- The money collected used to run the estate

	2019	2018	Notes
Income	904,497	835,499	
Lifts	25,538	10,914	Unexpected repairs costs due to leak in a motor room
Gardens	86,388	90,006	
Cleaning	105,031	96,825	
Decorating	31,626	43,755	No summer decorator employed
Security	12,879	9,405	Improvements following police advice
Insurance	86,488	82,427	
Legal and Professional	24,040	16,287	New Heath & Safety Review plus other surveyor costs
Electrical Lighting	29,261	28,468	
Repairs and renewals	101,828	106,618	Fewer unexpected repairs
Office Admin	119,656	120,481	
Total	622,972	605,480	
Transfer to Reserve fund	284,941	235,541	

## Summary

Costs increased as a result of increased lift, professional and insurance costs offset by reduced decorating costs.

## Reserve Fund (Major works fund)

- This fund pays for major works. Most of which was highlighted in the independent asset management reviews.

	2019	2018	Change
Transferred in	£284,942	£235,541	+20%
Major Works	£776,720	£186,462	+300%
Balance	£720,326	£1,212,104	-40%

### Summary

- Major works in 2019 included the low voltage electrical renewals which cost circa £720,000 for the whole estate plus concrete repairs.
- The amount transferred into reserves is increased to replenish what has been spent on the major electrical works.



How much?

**£2,411,000**

Spent on major works, 2009-2019

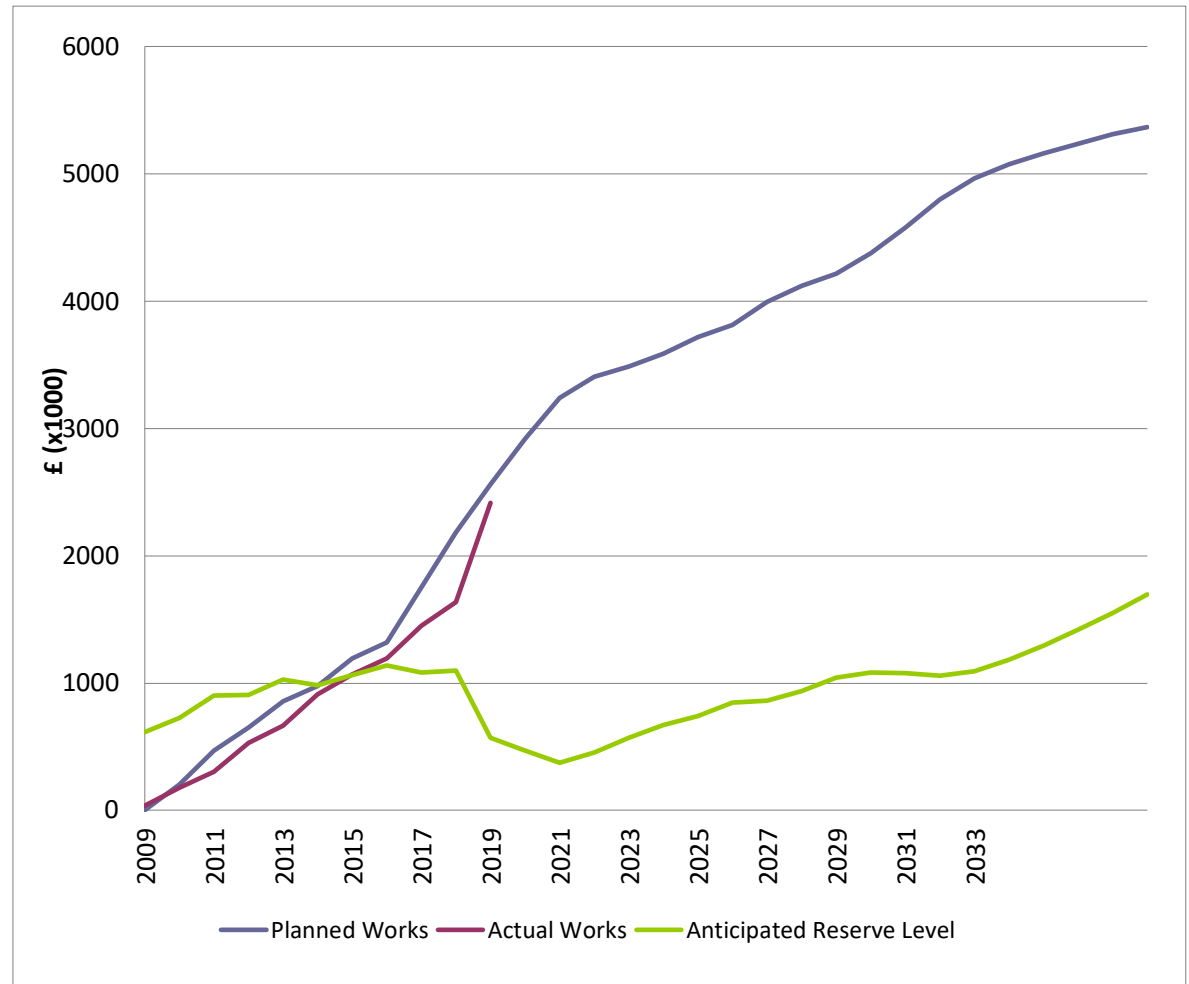
## On What? And what's Planned

So far, many projects have been completed including:

- Rewiring from substation to flats
- Structural concrete repairs (cyclical),
- Lift replacements
- High level decorations to the penthouse apartments
- Other cyclical high-level external decorations

2020 will see the outcome of the consultation about refurbishment of the tunnels.

# Progress and budget, compared to the Asset Review



# SGF<sub>2</sub> Sales and Lettings

- Preferential Commission Rates
- Access to global advertising via advertising portals
- Database of ready and willing tenants and buyers
- Unrivalled knowledge of the estate
- Landlords guarantee of rent option.
- Record sales prices compared with other agents
- Profits are reinvested into improving the estate and offsetting running costs



**SGF** SALES &  
LETTINGS