

**ST. GEORGE'S FIELDS  
SERVICE CHARGE STATEMENTS**

**FOR THE YEAR ENDED**

**31st DECEMBER 2021**

**ST. GEORGE'S FIELDS  
SERVICE CHARGE STATEMENTS**

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**INDEPENDENT ACCOUNTANT'S REPORT TO THE LANDLORD  
OF ST. GEORGE'S FIELDS**

**YEAR ENDED 31 DECEMBER 2021**

In accordance with our engagement letter, we have examined the service charge statement of account set out on pages 2 to 5 in respect of St. George's Fields for the year ended 31 December 2021 together with the books and records in so far as they relate to St. George's Fields.

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. 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 or for this report.

Under the terms of this engagement, we are 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.

**Respective responsibilities of the landlord and independent accountant**

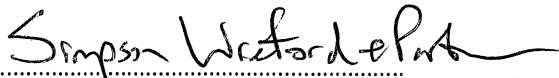
Under the Landlord and Tenant Act 1985, the Landlord is responsible for the preparation of this service charge statement in respect of the costs in respect of St. George's Fields. It is our responsibility to form an independent opinion, based on our examination, on the service charge statement and to report our opinion exclusively to the Landlord.

**Basis of opinion**

We planned and performed our examination so as to obtain all the information and explanations that we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the service charge statement is a fair summary of the costs relating to St. George's Fields and is sufficiently supported by accounts, receipts and other documents which have been made available to us. In view of the purpose for which this service charge statement has been prepared, however, we did not evaluate the overall adequacy of the presentation of the information which would have been required if we were to express an audit opinion under International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board.

We certify that:-

- (a) In our 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 us.



.....  
Simpson Wreford & Partners  
Registered Auditor  
Suffolk House  
George Street  
Croydon CR0 0YN

Date -

28<sup>th</sup> April 2022

**ST. GEORGE'S FIELDS  
DETAILED SERVICE CHARGE ACCOUNT**

**FOR THE YEAR ENDED 31st DECEMBER 2021**

	(a)	(b)	(c)	(d)	(e)	(f)		Total 2021	Budget 2021	Total 2020
SERVICE CHARGE OUTGOINGS	£	£	£	£	£	£	£	£	£	£
<b>Lift costs</b>										
Maintenance contract	2,115	(1,573)	6,345	(2,221)	3,793	-	8,460			
Repairs	-	-	1,146	-	-	-	1,146			
Renewals	-	-	-	-	-	-	-			
Insurance	-	-	5,414	(2,783)	-	-	2,631			
Telephone	-	(60)	623	-	-	60	623			
								12,860	17,000	17,215
<b>Garden expenses</b>										
Maintenance contracts	-	-	65,868	-	-	-	65,868			
New planting	-	-	9,713	-	-	-	9,713			
Tree surgery	-	-	6,012	-	-	-	6,012			
Fish ponds	-	-	3,619	-	-	-	3,619			
Work done to the East of Archery Ste	-	-	37,604	-	-	-	37,604			
Other gardening costs	-	-	7,453	-	-	-	7,453			
								130,269	105,000	88,771
<b>Cleaning</b>										
Wages and employment costs	-	-	86,339	-	-	-	86,339			
Contractors	-	-	1,380	-	-	-	1,380			
Consumables	1,000	(714)	10,184	(2,310)	-	-	8,160			
Equipment	-	(1,658)	8,940	-	-	-	7,282			
Waste disposal costs	-	-	4,840	-	-	-	4,840			
								108,001	115,000	114,009
<b>Decorating</b>										
Wages and employment costs	-	-	26,947	-	-	-	26,947			
Paint and supplies	-	(146)	4,913	-	314	-	5,081			
								32,028	59,000	40,737
<b>Security</b>										
Gate maintenance	-	-	5,152	-	-	-	5,152			
General Security	-	-	47	-	-	-	47			
CCTV	-	-	871	-	-	-	871			
								6,070	11,000	6,647
<b>Legal and professional</b>										
Surveyors' and related fees	-	-	24,648	-	-	-	24,648			
Legal and professional fees	10,218	-	776	(1,788)	-	-	9,207			
Independent accountant's fee	-	(4,700)	4,560	-	-	4,700	4,560			
								38,415	20,000	30,208
<b>Electrical and lighting</b>										
Electricity	-	(4,199)	26,998	-	(495)	5,938	28,241			
Testing repairs and renewals	-	-	3,269	-	-	-	3,269			
New lighting	-	-	-	-	-	-	-			
								31,510	34,000	29,631
<b>Repairs and renewals</b>										
General repair costs	-	(3,563)	8,398	-	4,111	-	8,946			
Drainage	-	(1,384)	2,800	-	-	-	1,416			
Balcony repairs	-	(2,498)	44,690	-	-	-	42,192			
Roof repairs and unexpected costs	-	-	36,599	-	-	-	36,599			
Roadways	-	-	13,768	-	-	-	13,768			
TV aerial maintenance	2,522	-	3,895	(2,597)	-	-	3,820			
Fire protection system costs	-	-	7,327	-	192	-	7,519			
								114,260	107,000	111,776
<b>Bank</b>										
Bank charges	-	-	225	-	-	-		225	2,500	201
<b>Carry forward total</b>	<b>15,855</b>	<b>(20,495)</b>	<b>471,362</b>	<b>(11,699)</b>	<b>7,915</b>	<b>10,698</b>		<b>473,638</b>	<b>470,500</b>	<b>439,196</b>

**ST. GEORGE'S FIELDS  
DETAILED SERVICE CHARGE ACCOUNT**

**FOR THE YEAR ENDED 31st DECEMBER 2021 - continued**

	(a)	(b)	(c)	(d)	(e)	(f)	Total	Budget	Total
	£	£	£	£	£	£	2021	2021	2020
	£	£	£	£	£	£	£	£	£
<b>Brought forward total</b>	<b>15,855</b>	<b>(20,495)</b>	<b>471,362</b>	<b>(11,699)</b>	<b>7,915</b>	<b>10,698</b>	<b>473,638</b>	<b>470,500</b>	<b>439,196</b>
Insurance									
Buildings	71,551	(1,443)	102,710	(84,604)	-	-	88,215		
Terrorism	40,932	(1,323)	46,659	(38,883)	-	-	47,386		
							135,601	139,000	92,104
Office and administration									
Salaries and employment costs	2,640	(1,077)	107,567	(2,708)	1,733	-	108,155		
Rates	-	-	220	-	-	-	220		
Telephone	-	(200)	4,723	-	-	200	4,723		
Stationery and postage	-	-	1,746	-	-	-	1,746		
Computer expenses	-	-	6,208	-	-	-	6,208		
Sundries	-	(34)	5,738	-	102	-	5,806		
							126,857	121,000	127,909
<b>Total</b>	<b>130,979</b>	<b>(24,572)</b>	<b>746,932</b>	<b>(137,893)</b>	<b>9,750</b>	<b>10,898</b>	<b>736,096</b>	<b>730,500</b>	<b>659,208</b>
<b>SERVICE CHARGES RAISED FOR YEAR</b>							<b>955,500</b>	<b>955,500</b>	<b>939,520</b>
CJRC (Furlough Grant)							2,782		3,979
Interest receivable net of taxation							68	-	1,167
							958,350	955,500	944,666
Transfer to St. George's Fields Reserve Fund							<u>222,254</u>	<u>225,000</u>	<u>285,458</u>

**RESERVE ACCOUNT EXPENDITURE**

**FOR THE YEAR ENDED 31st DECEMBER 2021**

**RESERVE ACCOUNT OUTGOINGS**

Major works - Contractors	-	-	293,561	-	-	-	293,561		
Major works - Fees	-	-	49,369	-	-	-	49,369		
	-	-	<u>342,930</u>	-	-	-	<u>342,930</u>	-	<u>106,616</u>

The major works carried out in the year were the external decorations to North Rise, improvements to the refuse area, installation of EV charging points, various concrete repairs, new cycle shed installation, and initial payments for Park Steps tunnel rejuvenation

**ST. GEORGE'S FIELDS**  
**DETAILED SERVICE CHARGE ACCOUNT**  
**FOR THE YEAR ENDED 31st DECEMBER 2021 - continued**

**NOTES****1. Analysis of Expenditure**

Total expenditure shown in the service charge account has been analysed as follows:

Column (a) are those costs paid in the previous year but relating to this period.	b/f prepayments
Column (b) are those costs paid in this year but relating to the previous year.	b/f accruals and provisions
Column (c) are those costs incurred which have been demanded and paid within the year.	
Column (d) are those costs paid in the year, but relating to the next period.	c/f prepayments
Column (e) are those costs incurred where a demand for payment from the supplier of services etc. has been received by the Landlord within the year, but remained unpaid at the year end.	c/f accruals
Column (f) are those costs incurred where no demand for payment from the suppliers of services etc. has been received by the Landlord within the year.	c/f accruals

2. The service charge money is held in accounts with Barclays Bank plc in a treasury deposit account, a current account and a reserve account, all of which are designated as held in trust for lease holders in accordance with section 42 of the Landlord & Tenants Act 1987.

## ST. GEORGE'S FIELDS

## SERVICE CHARGE TRUST FUND BALANCE SHEET AT 31st DECEMBER 2021

	2021		2020	
	£	£	£	£
<b>CURRENT ASSETS</b>				
Service charges recoverable	5,166		1,810	
Other debtors	8,885		5,786	
Prepayments	137,893		130,979	
Cash at bank and in hand	694,946		823,912	
	<u>846,890</u>		<u>962,487</u>	
<b>CREDITORS:</b>				
Service charges received in advance	38,032		29,525	
Taxation and social security	9,568		9,121	
Other creditors	150		150	
Accruals	20,648		24,523	
	<u>68,398</u>		<u>63,319</u>	
<b>NET CURRENT ASSETS</b>		<u>778,492</u>		<u>899,168</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>778,492</u>		<u>899,168</u>
<b>RESERVES</b>				
Balance brought forward		899,168		720,326
Added in year	958,350		944,666	
Service charge expenditure in year	<u>(736,096)</u>		<u>(659,208)</u>	
		<u>222,254</u>		<u>285,458</u>
		1,121,422		1,005,784
Reserve account expenditure in year		<u>(342,930)</u>		<u>(106,616)</u>
Balance carried forward		<u>778,492</u>		<u>899,168</u>

**ST. GEORGE'S FIELDS  
SERVICE CHARGE ACCOUNT**

**FOR THE YEAR ENDED 31st DECEMBER 2021**

	2021		2020	
	£	£	£	£
<b>SERVICE CHARGE INCOME</b>				
Service charges receivable		955,500		939,519
CJRC (Furlough Grant)		2,782		3,979
Interest receivable - net of trust tax		<u>68</u>		<u>1,167</u>
		958,350		944,666
<b>SERVICE CHARGE OUTGOINGS</b>				
<b>Lift costs</b>				
Maintenance contract	8,460		8,460	
Repairs	1,146		5,617	
Renewals	-		-	
Insurance	2,631		2,477	
Telephone	<u>623</u>		<u>660</u>	
		12,860		17,215
<b>Garden expenses</b>				
Maintenance contracts	65,868		66,380	
New planting	9,713		750	
Tree surgery	6,012		15,336	
Fish ponds	3,619		1,001	
Work done to the East of Archery Steps	37,604		-	
Other gardening costs	<u>7,453</u>		<u>5,304</u>	
		130,269		88,771
<b>Cleaning</b>				
Wages and employment costs	86,339		82,409	
Contractors	1,380		14,052	
Consumables	8,160		7,358	
Equipment	7,282		6,007	
Waste disposal costs	<u>4,840</u>		<u>4,183</u>	
		108,001		114,009
<b>Decorating</b>				
Wages and employment costs	26,947		36,866	
Paint and supplies	<u>5,081</u>		<u>3,871</u>	
		32,028		40,737
<b>Security</b>				
Gate maintenance	5,152		4,300	
General security	47		1,065	
CCTV	<u>871</u>		<u>1,282</u>	
		6,070		6,647
<b>Insurance</b>				
Buildings	88,215		54,000	
Terrorism	<u>47,386</u>		<u>38,104</u>	
		135,601		92,104
<b>Sub-total expenditure</b>		424,829		359,482



**ST. GEORGE'S FIELDS  
SERVICE CHARGE ACCOUNT**

**FOR THE YEAR ENDED 31st DECEMBER 2021 - continued**

	2021		2020	
	£	£	£	£
Total expenditure from previous page		424,829		359,482
Legal and professional				
Surveyors' and related fees	24,648		17,706	
Legal and other professional fees	9,207		7,942	
Independent accountant's fee	4,560		4,560	
		38,415		30,208
Bank				
Bank charges		225		201
Electrical and lighting				
Electricity consumption	28,241		23,805	
Testing, repairs and renewals	3,269		5,742	
New lighting	-		85	
		31,510		29,631
Repairs and renewals				
General repair costs	8,946		8,211	
Drainage	1,416		17,741	
Balcony works	42,192		26,773	
Roof repairs	36,599		38,655	
Roadways	13,768		9,581	
TV aerial maintenance	3,820		3,782	
Fire protection system costs	7,519		7,033	
		114,260		111,776
Office and administration				
Salaries and employment costs	108,155		113,418	
Rates	220		214	
Telephone	4,723		2,482	
Stationery and postage	1,746		1,609	
Sundry expenses	5,806		3,962	
Computer expenses	6,208		6,224	
		126,857		127,909
Total service and management costs		736,096		659,208
Transfer to St. George's Fields Reserve Fund		222,254		285,458
Major works	342,930		106,616	
		342,930		106,616