



Lynwood Road Residents Association

The House Owner

10 Lynwood Road
Thames Ditton
Surrey
KT7 0DN

April 2025

Notice of 2025-26 Rentcharge

Dear House Owner

This letter includes details of the Rentcharge now due for the 12 months from 1 April 2025. On the last page there is a summary showing actual expenditure for last year 2024-25 and the budget for this year 2025-26 with some explanatory notes.

The Directors have set the budget to cover expected running and maintenance costs for the coming year and to maintain the provision for future maintenance. **Accordingly, the Rentcharge for the year is set at £230.** The individual statement showing the Rentcharge balance due on your property will be delivered by hand or by post in the next few days.

The whole amount due may be paid in full now with a £10 discount if paid in full by 31 May or paid in two instalments, the first £115 by 31 May with the balance by 31 October. We may apply late payment charges if payment is not received by 31 October.

Details of how to settle your account by bank transfer (preferred) or by cheque are on the Payment Slip at the foot of this letter and on the statement. If you have difficulties in making the Rentcharge payment please contact us confidentially using the email address in this letter to discuss a payment plan that suits you.

Communications & Website

Annual Rentcharge letters and AGM notices are issued by hand or post and by email where possible, but all other communications will only be by email or posted on the LRRRA website.

The website address is: <http://lynwoodroad.info/>; you should be able to find it easily by typing "lynwood road info" into the search box of your browser. Our email address is lynwoodroad.mail@gmail.com.

We maintain a Register of owners, the names, addresses and email addresses provided by all owners for their houses on the estate. The owner and email address details that we have for your property on the Register are shown on the Rentcharge statement for your property. This will be delivered or posted to you at the address we have on the Register together with a printed copy of this letter. Please check these details.

If the owner name and address details or email address are incorrect or incomplete please note corrections in an email to us or complete the 'Notes' section on the Payment Slip overleaf, detach and return to 10 Lynwood Road.

Your contact details will only be used by the LRRA for communications related to the management and security of the Lynwood Estate; they will not be shared with any other organisation. See the LRRA Privacy Notice on the LRRA website which sets out how we use your data and your rights.

Anything Needing Attention?

If you have any queries or see anything that needs attention please send us an email or contact one of the LRRA Directors directly (address details on the website). Always provide your name & house number & a contact phone number together with brief details of the issue or question.

Yours faithfully



Nigel Filby
Chairman

Payment Details

Payment Slip

By Bank Transfer (preferred)

Payment should be made directly to the LRRA bank account:

Bank Name:	Santander UK plc
Account Name:	Lynwood Road Residents Association Limited
Sort Code	09-01-50
Account Number	03386813

Please ensure that you include your reference [No. & Road] in the transfer so that payment can be allocated.

By Cheque

Please make cheques payable to 'Lynwood Road Residents Association Limited', including your reference [No. & Road] on the back of the cheque and return to 10 **Lynwood Road** (address below).

Owner: [Name]; email address: [email address]
[Address]

Notes:

Please use the LRRA website to access LRRA information, accounts, minutes, etc.
<http://www.lynwoodroad.info/>

To:
10 Lynwood Road
Thames Ditton
Surrey
KT7 0DJ

Expenses & Budget for Rentcharge		2024-25 Budget	2024-25 Actual	Variance	2025-26 Budget	
	Surface water drains	£6,400	£6,360	£40	£3,500	a
	Repairs & maintenance (incl. streetlamps)	£4,000	£2,550	£1,450	£4,500	b
	Public liability & material damage insurance	£1,500	£1,394	£106	£1,500	
	Directors' insurance	£750	£644	£106	£750	
	OPM spraying & nest removal	£2,000	£1,656	£344	£2,000	c
	Gardening & grounds maintenance	£7,200	£6,996	£204	£8,000	d
	Computer costs	£2,550	£2,113	£437	£1,600	e
	Accountancy	£650	£650	£0	£700	f
	General expenses	£1,000	£761	£239	£1,200	g
	Future repairs & maintenance provision	£1,000	£1,000	£0	£2,000	h
	Sub-Total Expenditure	£27,050	£24,125	£2,925	£25,750	
	Bank Account Interest	-£1,400	-£3,816	£2,416	-£4,000	i
	Total Rent Charge Expenses (all 100 houses)	£25,650	£20,309	£5,341	£21,750	
	Operating Surplus (+ve) or Deficit (-ve) t/f to or from Provisions		£4,771			j
Budget Notes						
a	<i>Remedial work on the surface water drains & drain surrounds;</i>					
b	<i>Repairs & maintenance includes work on roadways, paths, fencing, lighting, trees & bushes;</i>					
c	<i>Separate budget for OPM spraying & nest removal;</i>					
d	<i>Gardening & Road Cleaning charges plus plants & planting;</i>					
e	<i>Computer Costs: LRRA website hosting, updates, monthly maintenance and security checks;</i>					
f	<i>Accountants fees;</i>					
g	<i>General expenses includes costs of external legal & admin support as well as printing, stationery, postage, AGM, Companies House costs plus contribution to Long Ditton Residents Association;</i>					
h	<i>Future provision is for major repairs (e.g. roads & drainage). In addition to the planned contribution to provision, underspend or overspend against budget is added to (or subtracted from) provision;</i>					
i	<i>Interest receipts + accruals from savings accounts higher than planned by use of term deposits accounts. Assumed interest rates will fall during 2025-26.</i>					
j	<i>Operating Surplus (+ve) or Deficit (-ve) t/f to or from Provision for future expenses</i>					
k	<i>Rentcharge is set to cover budgeted expenses after allowing for prompt payment discounts.</i>					
Rentcharges are due from 1 April:				2024-25 Charge	2025-26 Charge	
k	<i>Rentcharge on all properties - 100 houses</i>			£260	£230	k