Financial Conduct Authority Registration Number:
IP26998R

# Wimbledon Park Co-operative Limited

## Report and Financial Statements

## 31 March 2026

**Wimbledon Park Co-operative Limited**
**Report and accounts**
**Contents**


| | Page |
|---|---|
| Company information | 1 |
| Report of the Management Committee | 2 |
| Statement of Management Board Responsibilities | 4 |
| Independent auditors' report | 5 |
| Profit and loss account | 8 |
| Statement of Changes in Equity | 9 |
| Balance sheet | 10 |
| Notes to the accounts | 11 |

## Wimbledon Park Co-operative Limited
## Company Information

**Committee of Management**
H Pastor (Treasurer)
L Stevens (Board member )
S Johnson (Board member )
A Nimaga (Board member )
L Spencer (Interim vice chair)
T Causer (Board member )
P Mclean (Interim vice chair)
S Dehlavi (Board member )
P V Wyk (Board member )
A Bell (Board member ) Appointed on July-25
L Kassam (Board member ) Appointed on July-25
A Jespersen (Secretary)

**Secretary**
A Jespersen

**Accountants**
Ramm Alexander & Co
5 Braemore Court
Cockfosters Road
Cockfosters
Barnet
EN4 0AE

**Auditors**
Clemence Hoar Cummings
Chartered Accountants
Riverside House
1-5 Como Street
Romford
RM7 7DN

**Registered office**
Flat 2
Fernwood
Albert Drive
London
SW19 6LR

**Status**
The society is an Registered Society
Registered Number : 26998R

**Wimbledon Park Co-operative Limited**
**Registered number: IP26998R**
**Report of the Management Committee**

The Board present their report and accounts for the year ended 31 March 2026.

**Principal activities**
The principal activity of the Co-operative in the year under review was that of a housing co-operative providing, maintaining and managing housing for the benefit of the tenants and leaseholders of the Co-operative.

The Co-operative is run by and for the tenants and members through a series of monthly management committee meetings. The results for the year are set out in the income and expenditure account and the financial position at the year end is shown on the balance sheet.

**Performance for the year**
The Co-operative reported a surplus after taxation for the year of £43,360, (2025: £105,239).

**Committee of Management**
The following persons served as Members of the Committee of Management during the year:

H Pastor (Treasurer)
L Stevens (Board member )
S Johnson (Board member )
A Nimaga (Board member )
L Spencer (Interim vice chair)
T Causer (Board member )
P Mclean (Interim vice chair)
S Dehlavi (Board member )
P V Wyk (Board member )
A Bell (Board member ) Appointed on July-25
L Kassam (Board member ) Appointed on July-25
A Jespersen (Secretary)

**Value for Money**
The Co-operative aims to deliver value for money to maximise its investment potential and ensure it provides its customers with high- quality homes and services. Furthermore, the Management Committee continuously makes the best use of resources, both internally and externally, to achieve its goals and ensure that all of its members receive a good service which is good value .

The areas to evidence value for money are as follows :

1. Maximising revenue by reviewing savings returns against both short-term cash flow requirements and potential to place cash on deposits for longer periods of time.

2. Obtaining competitive quotes from suppliers for replacement of components.
3. Expenditure costs are regularly reviewed to obtain reduced prices.

**Wimbledon Park Co-operative Limited**
**Registered number:** **IP26998R**
**Report of the Management Committee**

**Going Concern**
The Management Committee have reviewed future forecasts and are satisfied the Co-Operative is a going concern. Accordingly the accounts have been prepared on a going concern basis.

**Disclosure of information to auditors**
We, the board members of the Registered Society who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the Co-operative's auditor is unaware; and
- we have taken all the steps that We ought to have taken as a Board Members in order to make ourselves aware of any relevant audit information and to establish that the Co-operative's auditor is aware of that information.

A resolution to re-appoint Clemence Hoar Cummings as auditors will be put to members at the Annual General meeting.

This report was approved by the board on 22/09/2026 and signed on its behalf.

A Jespersen
Secretary

L Spencer
Interim Vice Chair

**Wimbledon Park Co-operative Limited**
**Statement of Management Board Responsibilities**
(Registered Society, registered in England)

The management committee regard completion of these objectives as a key priority.

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give true and fair view of the state of affairs of the association and its income and expenditure for that period. In preparing these financial statement, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Co-operative will continue in business.

The management committee members are responsible for keeping adequate accounting records that are sufficient to show and explain the co-operative' s transactions and disclose with reasonable accuracy at any time the financial position of the co -operative and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. They are also responsible for safeguarding the assets of the co-operative and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## Independent auditors Report to the Members of Wimbledon Park Co-operative Limited for the year ended 31 March 2026

### OPINION

We have audited the financial statements of Wimbledon Park Co-operative Limited, (the "Co-operative"), for the year ended 31 March 2026 which comprise the Income and Expenditure account, Statement of Changes in Equity, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the society's affairs as at 31 March 2026 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014.

### BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### CONCLUSIONS RELATING TO GOING CONCERN

In auditing the financial statements, we have concluded that the committee of management's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the society's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the committee of management with respect to going concern are described in the relevant sections of this report.

### OTHER INFORMATION

In the light of the knowledge and understanding of the Co-operative and its environment obtained during the course of the audit, we have not identified any material misstatements in the Report of the Management Committee.

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The committee of management are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION**

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- the society has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or
- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the society's
- we have not obtained all the information and explanations necessary for the purposes of our audit.

**RESPONSIBILITIES OF THE COMMITTEE OF MANAGEMENT**

As explained more fully in the committee of management's responsibilities statement set out on page one, the committee of management is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the committee of management is responsible for assessing the society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the committee of management either intends to liquidate the society or to cease operations, or has no realistic alternative but to do so.

**AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

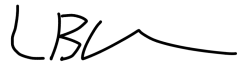
- We have designed our work to ensure that laws and regulations have been adhered to and the transactions undertaken by the Co-operative are properly reflected in the financial statements.

- We have obtained a detailed understanding of the society's internal control systems and we have used the knowledge gained to identify any areas of risk of mis-statement or fraud. We have then designed our audit tests in each area to identify whether in respect of the transactions we have selected for testing the relevant controls have operated as expected.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves

A further description of our responsibilities is available on the FRC's website at: https://www.frc.org.uk/auditorsresponsibilites. This description forms part of our auditor's report.

This report is made solely to the society's members, as a body, in accordance with Section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the society's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the society and the society's members as a body, for our audit work, for this report, or for the opinions we have formed.



22 September 2026

Lee Blunden FCCA CTA
Senior Statutory Auditor
For and on Behalf of
Clemence Hoar Cummings
Chartered Accountants and Registered Auditors

**Wimbledon Park Co-operative Limited**
**Income and Expenditure Accounts**
**for the year ended 31 March 2026**

| | Notes | 2026<br>£ | 2025<br>£ |
|---|---|---|---|
| **Income** | | 484,919 | 474,647 |
| Operating costs | | (441,560) | (369,410) |
| **Operating surplus** | 4 | 43,359 | 105,237 |
| Interest receivable | | 1 | 2 |
| **Surplus on ordinary activities before taxation** | | 43,360 | 105,239 |
| **Surplus for the financial year** | | 43,360 | 105,239 |
| **Surplus for the year after transfers** | | 43,360 | 105,239 |
| General reserves brought forward | | 309,966 | 204,727 |
| General reserves carried forward | 11 | 353,326 | 309,966 |

The only recognised gain is the surplus for the year of £43,360.

There is no difference between the reported surplus for the year and historical cost surpluses or deficits.

The results relate wholly to continuing activities.

The annexed notes form part of these financial statements.

L Spencer
Chair

LJ Spencer.

A Jespersen
Secretary

Annelie Jespersen

Approved by the board on 22/09/2026

**Wimbledon Park Co-operative Limited**
**Statement of Changes in Equity**
**for the year ended 31 March 2026**

| | Share Capital £ | Income and expenditure Reserve £ | Total £ |
|---|---|---|---|
| Balance as at 1 April 2024 | 124 | 204,727 | 204,851 |
| Profit for the year | | 105,239 | 105,239 |
| Balance at 31 March 2025 | 124 | 309,966 | 310,090 |
| Shares issued | 3 | | 3 |
| Profit for the year | | 43,360 | 43,360 |
| Balance at 31 March 2026 | 127 | 353,326 | 353,453 |

**Wimbledon Park Co-operative Limited**
**Balance Sheet**
**as at 31 March 2026**

| | Notes | | 2026 £ | | 2025 £ |
|---|---|---|---|---|---|
| **Fixed assets** | | | | | |
| Tangible assets | 5 | | 954 | | 582 |
| **Current assets** | | | | | |
| Debtors | 6 | 14,480 | | 48,803 | |
| Cash at bank and in hand | | 370,106 | | 295,717 | |
| | | 384,586 | | 344,520 | |
| **Creditors: amounts falling due within one year** | 7 | (32,087) | | (35,012) | |
| **Net current assets** | | | 352,499 | | 309,508 |
| **Net assets** | | | 353,453 | | 310,090 |
| **Capital and reserves** | | | | | |
| Called up share capital | 8 | | 127 | | 124 |
| Profit and loss account | 9 | | 353,326 | | 309,966 |
| | | | 353,453 | | 310,090 |

L Spencer
Chair

A Jespersen
Secretary

Approved by the board on 22/09/2026

Wimbledon Park Co-operative Limited

## Wimbledon Park Co-operative Limited
## Notes to the Accounts
## for the year ended 31 March 2026

**1 Accounting policies**

Wimbledon Park Co-operative Limited is a registered society incorporated in England and Wales under the Co-operative and Community Benefit Societies Act 2014 with issued share capital, registration number 26998R. The registered office is Flat 2 Fernwood, Albert Drive, London SW19 6LR.

The Co-operative constitutes a public benefit entity as defined by FRS102.

***Basis of preparation***

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102) section 1A small entities and the Co-operative and Community Benefit Societies Act 2014. The financial statements have been prepared on a going concern basis under the historical cost convention. The financial statements are presented in sterling, which is the currency of the Co-operative, and rounded to the nearest £1.

***Income***

Income represents the total management and maintenance allowance receivable from the local authority together with a void allowance, excluding VAT, during the year and is derived from the provision of services falling within the society's ordinary activities.

Parking bay and management charge income is credited to the income and expenditure account in the period in which they are receivable.

***Depreciation***

Tangible fixed assets are measured at cost less accumulative depreciation and any accumulative impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

| | |
|---|---|
| Computer equipment, plant and machinery | 25% Straight line |

The useful economic lives of all tangible fixed assets are reviewed annually.

***Debtors and creditors***

Debtors and creditors with no stated interest rate and receivable and payable within one year are recorded at transaction price.

***Current taxation***

Current tax represents the amount of tax payable or receivable in respect of taxable income for the current or past reporting periods. It is measured at the amount expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

Current tax is measured at the amounts expected to be paid (or recovered) and is only payable on interest received. Co-operative has mutual taxation status and so is only liable to tax on income not derived from the members

The Co-operative is registered for VAT. The figures in the financial statements are shown exclusive of VAT.

**Judgements and key sources of estimation uncertainty**

The following judgements (apart from those involving estimates) have been made in the process of applying the above accounting policies that have had the most significant effect on amounts recognised in the financial statements:

Categorisation of fixed assets

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have had a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

Useful lives of fixed assets
Recoverable amount of debtors

| 2 Income from social housing lettings | 2026 £ | 2025 £ |
|---|---|---|
| Management and Maintenance Allowances | 355,079 | 348,969 |
| Recharged repairs | 129,157 | 125,050 |
| Other Income | 683 | 628 |
| | 484,919 | 474,647 |

| 3 Operating costs | 2026 £ | 2025 £ |
|---|---|---|
| Block, estate repairs and materials | 271,404 | 225,214 |
| Tenant Repairs | 43,937 | 22,067 |
| Management expenses | 126,219 | 122,129 |
| | 441,560 | 369,410 |

## 4 Operating profit

| | 2026 £ | 2025 £ |
|---|---|---|
| This is stated after charging: | | |
| Depreciation of owned fixed assets | 648 | 415 |
| Auditors' remuneration | 3,400 | 6,590 |

## 5 Tangible fixed assets

| | Computer Equipment £ | Plant and Machinery £ | Total £ |
|---|---|---|---|
| **Cost** | | | |
| At 1 April 2025 | 2,824 | 3,074 | 5,898 |
| Additions | 1,020 | - | 1,020 |
| At 31 March 2026 | 3,844 | 3,074 | 6,918 |
| **Depreciation** | | | |
| At 1 April 2025 | 2,242 | 3,074 | 5,316 |
| Charge for the year | 648 | - | 648 |
| At 31 March 2026 | 2,890 | 3,074 | 5,964 |
| **Net book value** | | | |
| At 31 March 2026 | 954 | - | 954 |
| At 31 March 2025 | 582 | - | 582 |

## 6 Debtors

| | 2026 £ | 2025 £ |
|---|---|---|
| Trade debtors | 11,359 | 45,412 |
| Prepayments | 3,121 | 3,391 |
| | 14,480 | 48,803 |

| 7 Creditors: amounts falling due within one year | 2026 £ | 2025 £ |
|---|---|---|
| Trade creditors | 9,325 | 1,614 |
| Other taxes and social security costs | 10,148 | 20,318 |
| Accruals | 12,614 | 13,080 |
| | 32,087 | 35,012 |

| 8 Share capital | Nominal value | 2026 Number | 2026 £ | 2025 £ |
|---|---|---|---|---|
| Allotted, called up and fully paid: | | | | |
| Ordinary shares | £1 each | 127 | 127 | 124 |

| | Nominal value | Number | Amount £ |
|---|---|---|---|
| Shares issued during the period: | | | |
| Ordinary shares | £1 each | 3 | 3 |

Each member of the Co-operative holds one share of £1 in the Co-operative.

The shares do not have rights to any dividends, nor to a distribution in a winding-up, and they are not redeemable. Each share carries one vote in a general meeting of the Co-operative.

## 9 Profit and loss account

| | 2026 £ | 2025 £ |
|---|---|---|
| At 1 April 2025 | 309,966 | 204,727 |
| Profit for the year | 43,360 | 105,239 |
| At 31 March 2026 | 353,326 | 309,966 |

## 10 Other financial commitments

| | 2026 £ | 2025 £ |
|---|---|---|
| At the year end the Co-operative had annual commitments under non-cancellable operating leases as set out below: | | |
| Total future payments under non-cancellable operating leases | 5,537 | |

## 11 Related party transactions

All the members of the Committee of Management are tenants or leaseholders, except those co-opted members, and are regarded as related parties under the provisions of FRS 8. However, since tenancy agreements and other property management policies are consistent with other tenant occupation arrangements/lease agreements, no disclosures are considered necessary.

## 12 Number of Housing Units

| | 2026 £ | 2025 £ |
|---|---|---|
| Managed property | 278 | 278 |
| | 278 | 278 |

## 13 Legislative provisions

The Co-operative is incorporated under the Co-operative and Community Benefit Societies Act 2014.

**Wimbledon Park Co-operative Limited**
**Detailed income and expenditure account**
**for the year ended 31 March 2026**

| | 2026<br>£ | 2025<br>£ |
|---|---|---|
| **Income** | 484,919 | 474,647 |
| Operating costs | (441,560) | (369,410) |
| **Operating surplus** | 43,359 | 105,237 |
| Interest receivable | 1 | 2 |
| **Surplus before tax** | 43,360 | 105,239 |

**Wimbledon Park Co-operative Limited**
**Detailed profit and loss account**
**for the year ended 31 March 2026**

| | 2026<br>£ | 2025<br>£ |
|---|---|---|
| **Income** | | |
| Management and maintenance Allowances | 355,079 | 348,969 |
| Recharged repairs | 129,157 | 125,050 |
| Other Income | 683 | 628 |
| | 484,919 | 474,647 |
| **Estate Costs** | | |
| Exterior maintenance and cleaning | 98,994 | 82,383 |
| Recharged repairs | 141,025 | 104,768 |
| Block, estate repairs and materials | 21,760 | 24,988 |
| Bulk rubbish removal | 3,865 | 3,200 |
| Emergency patrol | 160 | 4,400 |
| Paladin bin hire | 5,600 | 5,475 |
| | 271,404 | 225,214 |
| **Tenant Costs** | | |
| Tenant Repairs | 43,937 | 22,067 |
| Employee costs: | | |
| Customer services officer salary | 27,009 | 23,585 |
| Estate manager's salary | 46,738 | 45,000 |
| Pensions | 1,402 | 485 |
| Employer's NI | 9,561 | 7,059 |
| Temporary staff and recruitment | - | 1,076 |
| Staff training and welfare | 71 | 273 |
| Travel and subsistence | 35 | 18 |
| | 84,816 | 77,496 |
| **Management Costs** | | |
| Premises costs: | | |
| Rent | 7,571 | 7,170 |
| Rates | 1,368 | 1,084 |
| Light and heat | 1,927 | 2,936 |
| | 10,866 | 11,190 |
| General administrative expenses: | | |
| Telephone and fax | 1,495 | 1,591 |
| Meetings administration | - | 2,582 |
| Stationery and printing | 2,723 | 2,637 |
| Office Expenses | 1,709 | 518 |
| Committee Expenses | - | 503 |
| Subscriptions | 702 | 269 |
| Bank charges | 132 | 108 |
| Insurance | 1,330 | 1,874 |
| Equipment expensed | - | 1,841 |
| Computer and software expenses | 1,985 | 3,226 |
| Photocopier hire | 1,252 | 1,148 |
| Depreciation | 648 | 415 |
| Property administration fees | 734 | 663 |
| Sundry expenses | 473 | 166 |
| | 13,183 | 17,541 |
| Legal and professional costs: | | |
| Auditors' remuneration | 3,400 | 6,590 |
| Accountancy fees | 2,500 | 1,200 |
| Book-keeping and payroll | 9,671 | 7,440 |
| Consultancy fees | 1,050 | 672 |
| Legal Fees | 733 | - |
| | 17,354 | 15,902 |
| | 126,219 | 122,129 |