

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 LRRA 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.



Lynwood Road Residents Association

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:

To: 10 Lynwood Road Thames Ditton Surrey KT7 0DJ

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



Lynwood Road Residents Association

Repairs & maintenance (incl. streetlamps) £4,000 £2,550 £1,450 £4,750 Public liability & material damage insurance £1,500 £1,394 £106 £1,394 Directors' insurance £750 £644 £106 £ OPM spraying & nest removal £2,000 £1,656 £344 £2,4 Gardening & grounds maintenance £7,200 £6,996 £204 £8,4 Computer costs £2,550 £2,113 £437 £1,4 Accountancy £650 £650 £0 £ General expenses £1,000 £761 £239 £1,3 Future repairs & maintenance provision £1,000 £1,000 £0 £2,4 Sub-Total Expenditure £27,050 £24,125 £2,925 £25,5 Bank Account Interest -£1,400 -£3,816 £2,416 -£4,4		2025-26 Budget	Variance	2024-25 Actual	2024-25 Budget	xpenses & Budget for Rentcharge	Ξx
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