



## Lynwood Road Residents Association

The House Owner

10 Lynwood Road  
Thames Ditton  
Surrey  
KT7 0DN

April 2026

### Notice of 2026-27 Rentcharge

Dear House Owner

This letter includes details of the Rentcharge now due for the 12 months from 1 April 2026. On the last page there is a summary showing actual expenditure for last year 2025-26 and the budget for this year 2026-27 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 Rentcharge balance due on your property taking account of any balance on your account will be shown on the letter 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. Alternatively, the amount due can be paid in two instalments (without the discount), the first £115 by 31 May with the balance by 31 October. We may apply late payment charges if full 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 Details Slip at the foot of this letter. If you have difficulties in paying the Rentcharge please contact us confidentially using the email address in this letter to discuss a payment plan that suits you.

#### Communications & Website

Annual Rentcharge letters 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](mailto:lynwoodroad.mail@gmail.com).

We maintain a Register of owners' names, addresses and email addresses for all owners of houses on the estate. The owner and email address details that we have for your property on the Register are shown on the Rentcharge letter for your property which will be delivered or posted to you at the address we have on the Register. 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 Slip

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Rentcharge for the year 1 April 2026 to 31 March 2027:

£230

#### 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.

#### 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).

#### Notes:

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

To:  
10 Lynwood Road  
Thames Ditton  
Surrey  
KT7 0DJ

<b>Expenses &amp; Budget for Rentcharge</b>		<b>2025-26 Budget</b>	<b>2025-26 Actual</b>	<b>Variance</b>	<b>2026-27 Budget</b>	
	Surface water drains	£3,500	£2,850	£650	£2,500	a
	Repairs & maintenance (incl. streetlamps)	£4,500	£3,439	£1,061	£4,500	b
	Public liability & material damage insurance	£1,500	£1,419	£81	£1,500	
	Directors' insurance	£750	£678	£72	£750	
	OPM spraying & nest removal	£2,000	£420	£1,580	£2,000	c
	Gardening & grounds maintenance	£8,000	£7,721	£279	£8,500	d
	Computer costs	£1,600	£1,555	£45	£1,600	e
	Accountancy	£700	£630	£70	£700	f
	General expenses	£1,200	£591	£609	£1,200	g
	Future repairs & maintenance provision	£2,000	£2,000	£0	£2,500	h
	<b>Sub-Total Expenditure</b>	<b>£25,750</b>	<b>£21,304</b>	<b>£4,446</b>	<b>£25,750</b>	
	Bank Account Interest	-£4,000	-£6,186	£2,186	-£4,000	i
	<b>Total Rent Charge Expenses (all 100 houses)</b>	<b>£21,750</b>	<b>£15,118</b>	<b>£6,632</b>	<b>£21,750</b>	
	Operating Surplus (+ve) or Deficit (-ve) t/f to or from Provisions		£7,072			j
<b>Budget Notes</b>						
<b>a</b>	<i>Cleaning of surface water drains &amp; repair of drain surrounds;</i>					
<b>b</b>	<i>Repairs &amp; maintenance includes work on roadways, paths, fencing, lighting, trees &amp; bushes;</i>					
<b>c</b>	<i>Separate budget for OPM spraying &amp; nest removal;</i>					
<b>d</b>	<i>Gardening &amp; Road Cleaning charges plus plants &amp; planting;</i>					
<b>e</b>	<i>Computer Costs: LRRA website hosting, updates, monthly maintenance and security checks;</i>					
<b>f</b>	<i>Accountants fees;</i>					
<b>g</b>	<i>General expenses includes costs of external legal &amp; admin support as well as printing, stationery, postage, AGM, Companies House costs plus contribution to Long Ditton Residents Association;</i>					
<b>h</b>	<i>Future provision is for major repairs (e.g. roads &amp; drainage). In addition to the planned contribution to provision, underspend or overspend against budget is added to (or subtracted from) provision;</i>					
<b>i</b>	<i>Interest receipts + accruals from savings accounts and term deposits accounts.</i>					
<b>j</b>	<i>Operating Surplus (+ve) or Deficit (-ve) t/f to or from Provision for future expenses</i>					
<b>k</b>	<i>Rentcharge is set to cover budgeted expenses after allowing for prompt payment discounts.</i>					
<b>Rentcharges are due from 1 April:</b>				2025-26 Charge	<b>2026-27 Charge</b>	
<b>k</b>	Rentcharge on all properties - 100 houses			£230	<b>£230</b>	<b>k</b>