

Private & Confidential

The Directors
Wynyard Estate Services Limited
Wynyard Hall
Wynyard
Billingham
TS22 5NF

Date: 9/5/2025

Dear Sir / Madam,

Report of Clive Owen LLP to Wynyard Estate Services Limited as Managing Agent of Wynyard Park Estate ('the Premises')

In accordance with our engagement letter dated 23rd February 2024 we have examined the attached service charge statement in respect of the Premises for the year ended 31 December 2020 ('the Statement') together with the books and records maintained by Wynyard Estate Services Limited ('the Managing Agent') insofar as they relate to the Premises.

This report is made solely to the Managing Agent, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken so that we might state to the Managing Agent those matters we are required to state to them in this report and for no other purpose.

This report has been released to the Managing Agent on the basis that it shall not be copied, referred to or disclosed, in whole (save for the Managing Agent's own internal purpose) or in part, without our prior written consent. We consent to its disclosure in full to any Dwelling House Plot Owner occupying the Premises ('the Owners'), to enable any such owners to verify that a report from an independent accountant has been commissioned by the Managing Agent of information relating to the Premises to any such owners, but without accepting or assuming any responsibility or liability to any such owners in connection with our work for the Managing Agent or our report made to the Managing Agent. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Managing Agent, as a body, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of the Managing Agent and Clive Owen LLP

The statement has been prepared on behalf of you and is your sole responsibility. Our responsibility is to form an independent opinion on the Statement, on the basis of the work performed, and to report our opinion exclusively to the Managing Agent.

Scope of Work

Our examination involved obtaining evidence about the amounts and disclosure in the Statement sufficient to give reasonable assurance that the Statement is free from material misstatement and has been properly prepared on the basis set out in note 1 and in accordance with Clause 5 of Part 1 of the Third Schedule of the Land Transfer Agreement dated 21st October 1997 between Cameron Hall Developments Limited and Bellway Homes Limited. This included examination, on a test basis, of evidence relevant to the amounts included in the Statement and their disclosure.

In view of the purpose for which this 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).

We were not required to, and did not, form any opinion as to either the reasonableness of the costs included within the Statement or the standard of the services or works provided.

Opinion

In our opinion the Statement has been properly prepared, in all material aspects, on the basis set out in note 1 and in accordance with Clause 5 of Part 1 of the Third Schedule of the Land Transfer Agreement dated 21st October 1997 between Cameron Hall Development Limited and Bellway Homes Limited.

..... Clive Owen LLP

Clive Owen LLP

Chartered Accountants

140 Coniscliffe Road

Darlington

County Durham

DL3 7RT

Date: 9/5/2025

Notes to the service charge statement

1 Basis of preparation

The service charge statement ('the Statement') has been prepared for the information of the tenants of Wynyard Park Estate ('the Premises') by the Managing Agent in accordance with Clause 5 of Part 1 of the Third Schedule of the Land Transfer Agreement dated 21 October 1997 between Cameron Hall Developments Limited and Bellway Homes Limited, in relation to the Premises as a whole and, accordingly, has not been prepared by reference to individual leases.

The Statement summarises the income and expenditure incurred in respect of the Premises during the period from 1 January 2020 to 31 December 2020. The Statement has been prepared on the basis of cash received and cash paid and no adjustment has been made to reflect amounts that would otherwise be accrued or prepaid.

Wynyard Estate Services Limited

Statement of expenses for the year ended 31 December 2020

	£	£
Reserve Fund – cash at 1 January 2020		48,555
Income	405,100	
Expenses	(406,764)	
Net income from related party borrowing	25,592	
	<hr/>	23,929
Reserve Fund – cash at 31 December 2020		<hr/> <u>72,484</u>
Reserve Fund – cash at 30 September 2020		£12,039

This statement was approved by Wynyard Estate Services Limited on 07/05/2021 and was signed on its behalf by:



M Antonopoulos
Director