

**HANGER HILL GARDEN ESTATE LTD. # 02159813**  
**c/o Kinleigh Folkard & Hayward, Nelson House, Wimbledon, SW19 7PA**  
**Service charge accounts delay 2012 -2025 v16. Updated 18 August 2025**

1. The HHGE Directors are legally obligated to produce annual Company accounts as well as annual Service Charge accounts (under the Landlord & Tenant Act 1985) for the 255 HHGE flats.
2. For both HHGE Ltd and the HHGE S/C the accounting year runs from 01 July to 30 June each year.
3. Under the Companies Act 2006, HHGE Ltd must file annual accounts within 9 months of the end of its' financial year (30 June) i.e., by 31 March of the following year.
4. However, under the Landlord & Tenant Act (1985) Service Charge Regulations, Service Charge accounts must be supplied within 6 months of the financial year end (30 June for HHGE) i.e. by 31 December or within one month of the request, whichever is later.
5. It is a criminal offence if the Service Charge Accounts are late and once a request has been made for the accounts NO SERVICE CHARGE PAYMENTS can be demanded until the accounts are produced.

**Historical production dates for HHGE service charge accounts** since Lloyd Paxton/PMA was appointed Property Manager in May 2012. On 17 Oct 2020 PMA was replaced by JFM and on 30 June 2024 JFM was replaced by KFH but the Service Charge accounts continued to be late after all these changes but particularly poor after Alun Rowlands was appointed an HHGE Director and later Chairman.

S/C END DATE	LAST DATE DUE 6 months after financial year end	DATE ACCOUNTS PRODUCED	Total Months DELAY (only 6 months delay allowed by law)
30/06/13	31 Dec.2013	14 July 2014	14
30/06/14	31 Dec.2014	02 May 2015	11
30/06/15	31 Dec.2015	16 June 2016	12
30/06/16	31 Dec.2016	26 June 2017	12
30/06/17	31 Dec.2017	24 Sept. 2018	15
30/06/18	31 Dec.2018	26 Sept. 2019	15
30/06/19	31 Dec.2019	3 Aug 2021	26
<b>05/10/20</b>	<b>HHGE Director</b>	<b>Alun Rowlands</b>	<b>appointed</b>
<b>17/10/20</b>	<b>PMA resign and JFM</b>	<b>Property Managers</b>	<b>appointed</b>
30/06/20	31 Dec.2020	3 Aug 2021	14
30/06/21	31 Dec. 2021	4 Jan 2024	30
30/06/22	31 Dec 2022	4 Jan 2024	12
<b>30/06/23</b>	<b>31 Dec 2023</b>	<b>Not yet</b>	<b>22</b>
30/06/24	<b>JFM resign and KFH</b>	<b>Property Managers</b>	<b>appointed</b>
<b>30/06/24</b>	<b>31 Dec. 2024</b>	<b>Not yet</b>	<b>14</b>
<b>30/06/25</b>	<b>31 Dec. 2025</b>	<b>Not yet</b>	<b>2</b>

**Note: Schedule updated as at 18 August 2025. All data E &O.E. Errors should be reported to [quentinphillipps@gmail.com](mailto:quentinphillipps@gmail.com)**