REGISTERED NUMBER: 00851579 (England and Wales)

REPORT OF THE DIRECTORS AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2016

FOR

THE "HEIGHTS" (MANAGEMENT) NO 2 LIMITED

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For The Year Ended 30 June 2016

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COMPANY INFORMATION
For The Year Ended 30 June 2016

DIRECTORS:	G.J. Lynch M C Pulford
SECRETARY:	P.H. Holmes-Johnson
REGISTERED OFFICE:	98 The Heights Foxgrove Road Beckenham Kent BR3 5BZ
REGISTERED NUMBER:	00851579 (England and Wales)
AUDITORS:	Crane & Partners Chartered Accountants & Statutory Auditors Leonard House 5 - 7 Newman Road Bromley Kent BR1 1RJ

REPORT OF THE DIRECTORS
For The Year Ended 30 June 2016

The directors present their report with the financial statements of the company for the year ended 30 June 2016.

PRINCIPAL ACTIVITY
The principal activity of the company in the year under review was that of the maintenance of 37 houses and common grounds forming The Heights No 2 Estate.

DIRECTORS
The directors shown below have held office during the whole of the period from 1 July 2015 to the date of this report.

G.J. Lynch
M C Pulford

STATEMENT OF DIRECTORS' RESPONSIBILITIES
The directors are responsible for preparing the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS
So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

AUDITORS
The auditors, Crane & Partners, will be proposed for re-appointment at the forthcoming Annual General Meeting.

REPORT OF THE DIRECTORS
For The Year Ended 30 June 2016

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:

.....
G.J. Lynch - Director

Date: 24/01/2017

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE "HEIGHTS" (MANAGEMENT) NO 2 LIMITED

We have audited the financial statements of The "Heights" (Management) No 2 Limited for the year ended 30 June 2016 on pages six to nine. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective January 2015) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' Responsibilities set out on page two, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors, including "APB Ethical Standard - Provisions Available for Small Entities (Revised)", in the circumstances set out in note ten to the financial statements.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Directors to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 June 2016 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Directors.

Graham Atkin FCA (Senior Statutory Auditor)
for and on behalf of Crane & Partners
Chartered Accountants & Statutory Auditors
Leonard House
5 - 7 Newman Road
Bromley
Kent
BR1 1RJ

Date: 24 January 2017

PROFIT AND LOSS ACCOUNT
For The Year Ended 30 June 2016

	Notes	2016 £	2015 £
TURNOVER		24,660	24,660
Administrative expenses		42,616	53,221
OPERATING LOSS	2	(17,956)	(28,561)
Interest receivable and similar income		21	22
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(17,935)	(28,539)
Tax on loss on ordinary activities	3	-	-
LOSS FOR THE FINANCIAL YEAR		(17,935)	(28,539)

The notes form part of these financial statements

BALANCE SHEET
30 June 2016

	Notes	2016 £	2016 £	2015 £	2015 £
FIXED ASSETS					
Tangible assets	4		3,604		3,604
CURRENT ASSETS					
Debtors	5	3,986		3,960	
Cash at bank		34,470		53,661	
		38,456		57,621	
CREDITORS					
Amounts falling due within one year	6	8,282		9,512	
NET CURRENT ASSETS			30,174		48,109
TOTAL ASSETS LESS CURRENT LIABILITIES			33,778		51,713
CAPITAL AND RESERVES					
Called up share capital	7		370		370
Profit and loss account	8		33,408		51,343
SHAREHOLDERS' FUNDS			33,778		51,713

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The financial statements were approved by the Board of Directors on 24/01/17 and were signed on its behalf by:

.....
G.J. Lynch - Director

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Turnover
Turnover represents the gross maintenance fees charged to tenants yearly.

Tangible fixed assets
No depreciation is provided in respect of the freehold interest in land as, in the opinion of the directors, there is no significant wasting of the land.

2. OPERATING LOSS

The operating loss is stated after charging:

	2016 £	2015 £
Audit and accountancy	780	810
Directors' remuneration and other benefits etc	-	-

3. TAXATION

Analysis of the tax charge
No liability to UK corporation tax arose on ordinary activities for the year ended 30 June 2016 nor for the year ended 30 June 2015.

4. TANGIBLE FIXED ASSETS

	Land and buildings £
COST	
At 1 July 2015 and 30 June 2016	3,604
NET BOOK VALUE	
At 30 June 2016	3,604
At 30 June 2015	3,604

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016 £	2015 £
Maintenance fees receivable	1,530	520
Prepayments and accrued income	2,456	3,440
	3,986	3,960

continued...

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016	2015
	£	£
Maintenance fees received in advance	2,319	1,975
Other creditors	1,750	1,750
Accruals and deferred income	4,213	5,787
	8,282	9,512

7. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2016 £	2015 £
37	Ordinary	£10	370	370

8. RESERVES

	Profit and loss account £
At 1 July 2015	51,343
Deficit for the year	(17,935)
At 30 June 2016	33,408

9. RELATED PARTY DISCLOSURES

The directors of the company pay maintenance fees under the same terms and conditions as all other tenants.

10. APB ETHICAL STANDARD - PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other businesses of our size and nature we use our auditors to prepare the financial statements.

11. ULTIMATE CONTROLLING PARTY

There is no ultimate controlling party.