

THE VENN HOUSE RESIDENTS ASSOCIATION LIMITED
(A Company Limited by Guarantee not having a Share Capital)

REGISTERED NO. 943164

DIRECTORS

Ms J A Coles
J Gordon
Miss G Nock
Ms P P B Slattery

SECRETARY

DMG Property Management Ltd.

REGISTERED OFFICE

Suite 7 Aspect House
Pattenden Lane
Marden
Kent
TN12 9QJ

REPORT AND FINANCIAL STATEMENTS
31ST DECEMBER 2016

Page No. _____

1. Directors' Report
2. Accountants' Report
3. Profit and Loss Account
4. Balance Sheet
5. Notes to the Accounts

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COMPANIES HOUSE

THE VENN HOUSE RESIDENTS ASSOCIATION LIMITED
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REPORT OF THE DIRECTORS

The directors present their annual report together with the financial statements of the company for year ended 31st December 2016.

PRINCIPAL ACTIVITIES

The company's principal activity during the year was the management of the common parts in Venn House, 53 Westcombe Park Road, Blackheath, London, SE3 7QY.


DIRECTORS

The directors who held office during the whole of the period from 1st January 2016 to the date of this report were as follows:

Ms J A Coles
J Gordon
Miss G Nock
Ms P P B Slattery

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

By Order of the Board


DMG Property Management Ltd.
Secretary

Date: 1st March 2017

THE VENN HOUSE RESIDENTS ASSOCIATION LIMITED
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ACCOUNTANTS' REPORT ON THE UNAUDITED ACCOUNTS TO THE DIRECTORS


In accordance with the engagement letter, and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company for the year ended 31st December 2016, set out on pages 3 to 5 from the accounting records and information and explanations you have given us.

This report is made to the Company's Board of Directors, as a body, in accordance with the terms of engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the Company's Board of Directors that we have done so, and state those matters we have agreed to state to them in this report and for no other purposes. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's Board of Directors as a body, for our work or this report.

We have carried out this engagement in accordance with technical guidance issued by the Association of Chartered Certified Accountants and have complied with the ethical guidance laid down by the Association relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet as at 31st December 2016 your duty to ensure that the company has kept adequate accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirements for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.


THOMPSON PARTNERSHIP
Chartered Certified Accountants

Date: 6th March 2017

Clermont House, High Street, Cranbrook, Kent, TN17 3DN

THE VENN HOUSE RESIDENTS ASSOCIATION LIMITED
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PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST DECEMBER 2016

	2016	2015
INCOME		
Service charges	9,564	9,564
 ADMINISTRATIVE EXPENSES		
Management fees	1,320	1,260
Cleaning	612	480
Gardening	1,201	1,530
Pest control	202	—
Repairs	1,680	1,082
External decorations	250	—
Electrical repairs	7	644
Emergency lighting	162	345
Electricity	253	239
Intercom	324	—
Insurance - Building	2,225	2,319
- Directors	165	220
- Legal expenses	—	149
Risk assessment	210	210
Accountants fees	384	360
Bank charges	79	81
Sundry	57	58
	----- 9,131 -----	----- 8,977 -----
 PROFIT FOR THE YEAR BEFORE TAXATION	 433	 587
 TAXATION	 -----	 -----
 PROFIT FOR THE YEAR AFTER TAXATION	 433	 587
 Transfer (to) reserves	 -----	 -----
	433	587
 ACCUMULATED PROFIT BROUGHT FORWARD	 11,091	 10,504
 ACCUMULATED PROFIT CARRIED FORWARD	 11,524 =====	 11,091 =====

THE VENN HOUSE RESIDENTS ASSOCIATION LIMITED
(A Company Limited by Guarantee not having a Share Capital)
REGISTERED NUMBER 00943164
BALANCE SHEET AS AT 31ST DECEMBER 2016

	2016	2015
FIXED ASSET		
Freehold property	3,010	3,010
CURRENT ASSETS		
Debtors	900	489
Prepayments	1,710	2,154
Cash at bank: Current account	544	6,355
: Client deposit manager account	5,811	-
	8,965	8,998
CREDITORS: amounts falling due within one year	451	917
NET CURRENT ASSETS	8,514	8,081
TOTAL ASSETS LESS LIABILITIES	11,524	11,091
CAPITAL AND RESERVES		
Profit and loss account	11,524	11,091

These accounts have been prepared in accordance with the special provisions relating to small companies within Part 15 Companies Act 2006 and the Financial Reporting Standard for Small Entities.

The directors have:-

- a) taken advantage of the exemption under S477 Companies Act 2006 in not having these accounts audited
- b) confirmed that no notice has been deposited under S476 Companies Act 2006
- c) acknowledged his responsibility for ensuring that the company keeps accounting records which comply with S386 Companies Act 2006
- d) acknowledged his responsibility for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the year then ended in accordance with the requirements of S394 and S395 Companies Act 2006 and which otherwise comply with the requirements of this Act relating to accounts, so far as applicable to this company.


Director **P.P.B. SLATTERY**
Date: 2nd March 2017

THE VENN HOUSE RESIDENTS ASSOCIATION LIMITED
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NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2016

1. ACCOUNTING POLICIES

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost accounting rules.

Taxation

There is no charge to taxation.

Turnover

Turnover represents the amounts receivable from the tenants as service charges.

2016 2015

2. DEBTORS AND PREPAYMENTS

Debtors - Owners' service charge arrears	900	489
	=====	=====
Prepayments - Insurance premium and fees covering period beyond the end of the financial year	1,710	2,154
	=====	=====

3. CREDITORS: amounts falling due within one year
expenses incurred before the end of the financial year

Sundry creditors	451	917
	=====	=====

4. SHARE CAPITAL

The liability of the members is limited. Every member of the Company undertakes to contribute such amount as may be required (not exceeding #1) to the Company's assets if it should be wound up while he/she is a member or within one year after he/she ceases to be a member, for payment of the Company's debts and liabilities contracted before he/she ceases to be a member, and of the costs, charges and expenses of winding up, and for the adjustment of the rights of the contributaries among themselves.