

10 Castelnau Management Limited  
(Limited by Guarantee)

Company Registration No. 01688205

**10 CASTELNAU MANAGEMENT LIMITED**

**Report and Accounts**

**Year ended 31<sup>st</sup> March 2011**

SATURDAY



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10 Castelnau Management Limited  
(Limited by Guarantee)

**REPORT AND ACCOUNTS  
YEAR ENDED 31<sup>ST</sup> MARCH 2011**

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### **COMPANY INFORMATION**

Directors	A A Sisson S M Bond
Secretary	P A Adam
Registered Office	10 Castelnau Barnes London SW13 9RU
Registered Number	1688205
Bankers	National Westminster Bank Plc 149 Church Road Barnes London SW13 9HS
Solicitors	Edwin Coe 11 Stone Buildings Lincoln's Inn London WC2A 3TH

## **DIRECTORS' REPORT**

The Directors present their report with the accounts for the year ended 31<sup>st</sup> March 2011

### **PRINCIPAL ACTIVITIES**

The principal activity of the company has been to hold the freehold property known as 10 Castelnau, Barnes, London, SW13 9RU, as an investment for the benefit of members and to manage and administer it.

### **REVIEW OF THE BUSINESS**

2010-11 was a satisfactory, uneventful year. There was a small excess of expenditure over income (£258) which is easily sustainable from within capital assets. The largest item of expenditure was the re-surfacing of the forecourt (£1,962). This was more costly than in previous years for two reasons. Firstly, we could not persuade the Management Agent of 8 Castelnau, with whom we share a common driveway, to join in the project as they have in the past. Secondly, we opted for a higher quality of gravel and underlay than previously. This has greatly improved appearance and, more importantly, the surface is wearing much better and will not need to be replaced for a very long time. There was one other major item of expenditure - replacement of carpeting on the interior landings and stairways (£843). The existing carpet was very worn and dirty, and the need for replacement was unquestionable. Whilst the style and colour of the new carpet was never totally agreed amongst members, the replacement carpeting is very satisfactory and universally accepted. These two projects accounted for about half of the year's expenditure, the remainder being spent on routine administration and low-cost maintenance.

One low-cost project (£273) was the replacement of light switches in the common parts of the building. These were very old and sometimes over-heated dangerously. They were replaced with infra-red devices which operate automatically as flat dwellers leave or approach their front doors. This has proved a great success at very low cost.

The ageing roof has survived another year without leaks or falling slates. Some re-pointing between slates and brickwork on side walls will be needed in 2011. The Sinking Fund, at nearly £10,000, remains available to underpin the cost of any major roof replacement which may be required in the years to come.

Increased expenditure on professional help with heavy work in the garden was continued, as agreed at the 2010 AGM, ensuring that the high standards recently achieved are met at all times throughout the year.

The sub-letting of Flat 1 has continued successfully. Although the owner currently lives in USA, all charges are met promptly by his UK agent and the tenant is well-behaved and co-operative.

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## RESULTS

The results for the year ended 31<sup>st</sup> March 2011 are set out on page 6

## DIRECTORS

The directors who served during the year were as follows

A A Sisson  
S M Bond

S M Bond will retire from office at the forthcoming Annual General Meeting and being eligible will offer herself for re-election

## EXEMPTIONS

In preparing the above report, the directors have taken advantage of the special exemptions applicable to small companies, including total exemption from audit.

Signed on behalf of  
the Board of Directors



Mr Arthur Sisson, Director  
Date

11/11/11

10 Castelnau Management Limited  
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**MAINTENANCE FUND ACCOUNT**  
**FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2011**

	Notes	2011 £	2010 £
<b>INCOME</b>	1	5,771	6,029
<b>Maintenance and other expenses</b>	2	(6,029)	(9,005)
<b>DEFICIT</b>		<u>(258)</u>	<u>(2,976)</u>
<b>BROUGHT FORWARD 1<sup>st</sup> April</b>		10,863	13,839
<b>CARRIED FORWARD 31<sup>st</sup> March</b>	5	<u><u>10,605</u></u>	<u><u>10,863</u></u>

**CONTINUING OPERATIONS**

None of the Company's activities were acquired or discontinued during the above two financial years

**TOTAL RECOGNIZED GAINS AND LOSSES**

The company has no recognized gains or losses other than the surplus or deficit for the above two financial years

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**BALANCE SHEET AS AT 31<sup>ST</sup> MARCH 2011**

	Notes	2011 £	2010 £
<b>CURRENT ASSETS</b>			
Bank Balance		527	1,465
Cash in Hand		16	22
Deposit Account		8,801	8,477
Debtors	3	1,400	900
		<u>10,744</u>	<u>10,864</u>
<b>CREDITORS Amount Falling Due Within One Year :</b>			
Accrued Expenses	4	(139)	(1)
		<u>10,605</u>	<u>10,863</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
		<u>10,605</u>	<u>10,863</u>
<b>MAINTENANCE FUND ACCOUNT</b>			
	5	<u>10,605</u>	<u>10,863</u>

For the year ended 31<sup>st</sup> March 2011 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies

**Directors' responsibilities**

- The directors have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476, and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements

These abbreviated accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime

These abbreviated accounts of 10 Castelnau Management Limited (Company No 1688205) were approved by the board of directors and authorised for issue on [date]

They were signed on its behalf by



Mr Arthur Sisson, Director

Date

11 / 11 / 11

## NOTES TO THE ACCOUNTS

### FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2011

#### Cash Flow

The accounts do not include a cash flow statement because the company as a small reporting entity, is exempt from the requirement to prepare such a statement under Financial Reporting Standard 1 – “Cash Flow Statements”.

	2011 £	2010 £
<b>1 Income</b>		
Members Contributions	5,662	5,590
Compensation from Thames Water	-	300
Interest on Bank Accounts	109	139
	<u>5,771</u>	<u>6,029</u>
<b>2. Expenditure</b>		
Major Repairs	3,059	4,476
Routine Maintenance	930	961
Administration	38	63
Bank Charges	67	99
Garden	575	2,120
Fire Precautions	60	59
Insurance – Property and Contents	1,162	1,090
Insurance – Directors’ Liability	138	137
	<u>6,029</u>	<u>9,005</u>
<b>3 Debtors</b>		
Members contributions	1,400	900
Others	-	-
	<u>1,400</u>	<u>900</u>
<b>4 Creditors Amount falling due within one year:</b>		
Sundry	<u>139</u>	<u>1</u>



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**Notes to the accounts (continued)**

	2011 £	2010 £
<b>5 Maintenance Fund Account</b>		
Balance at 1 <sup>st</sup> April	10,863	13,839
Income	5,771	6,029
	<u>16,634</u>	<u>19,868</u>
<b>Less : Expenditure</b>	(6,029)	(9,005)
<b>Balance at 31<sup>st</sup> March</b>	<u><u>10,605</u></u>	<u><u>10,863</u></u>