

1688205

10 Castelnau Management Limited  
(Limited by Guarantee)

**REPORT AND ACCOUNTS  
YEAR ENDED 31<sup>ST</sup> MARCH 2009**

	<b>Page</b>
Company Information	1
Directors' Report	2 & 3
Maintenance Fund Account	4
Balance Sheet	5
Notes to the Accounts	6 & 7

THURSDAY



\*ANQ4HGG4\*

A23

07/01/2010

133

COMPANIES HOUSE

10 Castelnau Management Limited  
(Limited by Guarantee)

#### **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

10 Castelnau Management Limited  
(Limited by Guarantee)

## **DIRECTORS' REPORT**

The Directors present their report with the accounts for the year ended 31 March 2009.

### **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**

2008/09 was a quiet, satisfactory year. There was a surplus of income over expenditure of £3,340, taking the Sinking Fund to over £11,000. The large excess of income over expenditure was mainly due to two slippages – an interior decoration programme and the resurfacing of the forecourt. The latter slippage was caused by a temporary communication problem with the Managing Agent of 8 Castelnau, with whom we share a common entrance. It is intended that both of these slipped programmes shall be carried out in 2009-10.

An important feature of operations in 2008-09 was the transfer of responsibilities from the Chairman (A Sisson). Day-to-day running of the company became the responsibility of S Bond (Director). P Adam (Flat 3) was appointed Secretary, with responsibility for all secretarial work including book-keeping. A Sisson continued to serve as a Director and Chairman of the Board. The transfers ran smoothly and the reorganisation is working well.

An examination of the exterior of the brickwork of the main walls was carried out by the company's main building contractor, A Sullivan Limited. The result was highly satisfactory – only a few minor repairs and some re-pointing required to be done. The necessary work is being carried out in 2009-10.

The lopping and trimming of the Laylandii trees in the front garden in 2007 has had negative consequences. The trees have bushed out excessively in all directions, threatening the highway and the pedestrian pavement even more than before. Further trimming would be very unsightly, as the inner branches are now devoid of greenery. The only solution appears to be removal and replacement of the trees. This will be expensive and unpopular with the first floor owners, who will lose their barrier against the Castelnau traffic for several years while the new trees are growing. Options will be examined and necessary action taken during the coming year.

The back garden has been well and economically maintained by S Bond. The roof has survived another year's wear and tear with minimal maintenance.

10 Castelnau Management Limited  
(Limited by Guarantee)

Insurance costs remain high, but we are satisfied that the current policies are reliable and competitive.

## **RESULTS**

The results for the year ended 31 March 2009 are set out on page 4.

## **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

A handwritten signature in black ink, appearing to read 'A A Sisson', written in a cursive style.

**Director**

10 Castelnau Management Limited  
(Limited by Guarantee)

**MAINTENANCE FUND ACCOUNT**  
**FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2009**

	Notes	2009	2008
<b>INCOME</b>	1	5,694	5,731
<b>Maintenance and other expenses</b>	2	(2,354)	(6,576)
<b>SURPLUS (DEFICIT)</b>		<u>3,340</u>	<u>(845)</u>
<b>BROUGHT FORWARD 1<sup>st</sup> April</b>		10,499	11,344
<b>CARRIED FORWARD 31<sup>st</sup> March</b>	5	<u><u>13,839</u></u>	<u><u>10,499</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.

10 Castelnau Management Limited  
(Limited by Guarantee)

**BALANCE SHEET AS AT 31<sup>ST</sup> MARCH 2009**

	Notes	2009	2008
<b>CURRENT ASSETS</b>			
Bank Balance		229	566
Cash in Hand		23	35
Deposit Account		11,337	7,898
Debtors	3	2,250	2,000
		<u>13,839</u>	<u>10,499</u>
<b>CREDITORS Amount Falling Due Within One Year :</b>			
Accrued Expenses	4	-	-
		<u>13,839</u>	<u>10,499</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
		<u>13,839</u>	<u>10,499</u>
<b>MAINTENANCE FUND ACCOUNT</b>			
		<u>13,839</u>	<u>10,499</u>

The directors have :

- (a) taken advantage of the Companies Act 1985 in not having these accounts audited under Section 249A(1) [total exemption]
- (b) confirmed that no notice has been deposited under Section 249B(2) of the Companies Act 1985
- (c) acknowledged their responsibilities for ensuring that the company keeps accounting records which comply with Section 221 of the Companies Act 1985
- (d) acknowledged their responsibilities for preparing accounts which give a true and fair view of the company and of its profit/loss (whichever is applicable) for the year then ended in accordance with the requirements of Section 226 of the Companies Act 1985 and which otherwise comply with the requirements of this Act relating to accounts, so far as applicable to this company.
- (e) (i) taken advantage of the exemptions conferred by Part III of Schedule 8 of the Companies Act 1985  
and  
(ii) in their opinion the company is entitled to those exemptions on the basis that it qualifies as a small company.

Signed on behalf of the Board of Directors  
Director



**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2009**

**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”.

	2009	2008
<b>1. Income</b>		
Members Contributions	5,504	5,450
Interest on Bank Accounts	190	281
	<u>5,694</u>	<u>5,731</u>
<b>2. Expenditure</b>		
Major Repairs	-	3,900
Routine Maintenance	838	714
Administration	17	39
Bank Charges	71	67
Garden	221	181
Fire Precautions	66	588
Insurance – Property and Contents	1,004	950
Insurance – Directors’ Liability	137	137
	<u>2,354</u>	<u>6,576</u>
<b>3. Debtors</b>		
Members contributions	2,250	2,000
Others	-	-
	<u>2,250</u>	<u>2,000</u>
<b>4. Creditors Amount falling due within one year:</b>		
	<u>-</u>	<u>-</u>

10 Castelnau Management Limited  
(Limited by Guarantee)

Notes to the accounts (continued)

	2009	2008
<b>5. Maintenance Fund Account</b>		
Balance at 1 April	10,499	11,344
Income	5,694	5,731
	<u>16,193</u>	<u>17,075</u>
<b>Less : Expenditure</b>	<b>(2,354)</b>	<b>(6,576)</b>
<b>Balance at 31 March</b>	<b><u>13,839</u></b>	<b><u>10,499</u></b>