COMPANY REGISTRATION NUMBER 04004498

BRITANNIA VILLAGE (NINE) RESIDENTS MANAGEMENT COMPANY

COMPANY LIMITED BY GUARANTEE

UNAUDITED ABBREVIATED ACCOUNTS

31 DECEMBER 2013



COVENEY NICHOLLS
Chartered Accountants
The Old Wheelhouse
31/37 Church Street
Reigate
Surrey
RH2 0AD

BRITANNIA VILLAGE (NINE) RESIDENTS MANAGEMENT COMPANY
COMPANY LIMITED BY GUARANTEE

ABBREVIATED ACCOUNTS

YEAR ENDED 31 DECEMBER 2013

CONTENTS	PAGE
Abbreviated balance sheet	1
Notes to the abbreviated accounts	2

BRITANNIA VILLAGE (NINE) RESIDENTS MANAGEMENT COMPANY
COMPANY LIMITED BY GUARANTEE

ABBREVIATED BALANCE SHEET

31 DECEMBER 2013

	Note	2013 £	2013 £	2012 £	2012 £
CURRENT ASSETS					
Debtors		-		15,087	
Cash at bank and in hand		**75,705**		37,619	
		75,705		52,706	
CREDITORS: Amounts falling due within one year		**13,040**		1,492	
NET CURRENT ASSETS			**62,665**		51,214
TOTAL ASSETS LESS CURRENT LIABILITIES			**62,665**		51,214
RESERVES	**2**				
Other reserves			**30,502**		30,502
Income and expenditure account			**32,163**		20,712
MEMBERS' FUNDS			**62,665**		51,214

For the year ended 31 December 2013 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts 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 accounts.

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

These abbreviated accounts were approved by the directors and authorised for issue on 5/9/14, and are signed on their behalf by:

.....
MR B R TURNER

Company Registration Number: 04004498

BRITANNIA VILLAGE (NINE) RESIDENTS MANAGEMENT COMPANY
COMPANY LIMITED BY GUARANTEE

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 31 DECEMBER 2013

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Turnover

The turnover shown in the income and expenditure account represents amounts invoiced during the year.

Income invoiced for periods extending beyond the year-end will be apportioned equally over the period in question.

Financial instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

Recognition of transactions

The company was incorporated to manage and administer the premises known as Western Beach Apartments, Silvertown, London, E16. The company receives service charges from leaseholders and tenants to cover the costs of running the property. The company holds these funds on behalf of the leaseholders on a statutory trust under s42 of the landlord and tenant act 1987 and therefore the company is not entitled to the income or assets arising from these transactions. Accordingly no transactions relating to the service charge activity are recorded in these accounts.

This treatment is current best practice as advocated by the Association of Residential Managing Agents (ARMA) and supported by the Institute of Chartered Accountants in England and Wales.

BRITANNIA VILLAGE (NINE) RESIDENTS MANAGEMENT COMPANY
COMPANY LIMITED BY GUARANTEE

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 31 DECEMBER 2013

1. ACCOUNTING POLICIES *(continued)*

Taxation

The company exists to provide a legal structure for managing the properties known as Western Beach Apartments, Silvertown. The transactions relating to the service charges are not recognised in these accounts, as described elsewhere in these accounts. The company funds which fall outside the normal service charge activities, which the directors can use at their discretion. The income recorded in these accounts constitutes money received from the tenants (such as interest on late payments and rental of additional parking spaces). Any expenditure will be spent on the building for the benefit of the leaseholders, to that extent it is considered that the company's activities in this respect does not trade for the purposes of tax and therefore any surpluses arising from these activities will not liable to corporation tax.

To the extent that the company derives income from third parties (such as renting parking spaces or leasing space/land) this is considered a trade and any profits will be subject to corporation tax.

2. COMPANY LIMITED BY GUARANTEE

The company is limited by Guarantee and has no share capital. The liability of each member is Limited to £1.

BRITANNIA VILLAGE (NINE) RESIDENTS MANAGEMENT COMPANY
COMPANY LIMITED BY GUARANTEE

ACCOUNTANTS' REPORT TO THE DIRECTORS OF BRITANNIA VILLAGE (NINE) RESIDENTS MANAGEMENT COMPANY

YEAR ENDED 31 DECEMBER 2013

In accordance with our terms of engagement, and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company which comprise the Balance Sheet and the related notes from the accounting records and information and explanations you have given to us.

This report is made to the Company's Directors, as a body, in accordance with the terms of our 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 Directors that we have done so, and state those matters that we have agreed to state to them in this report 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 Directors, as a body, for our work or for this report.

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

You have acknowledged on the balance sheet as at 31 December 2013 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 requirement 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.

COVENEY NICHOLLS
Chartered Accountants

The Old Wheelhouse
31/37 Church Street
Reigate
Surrey
RH2 0AD

16/09/14