

COMPANY REGISTRATION NUMBER 04004498

**BRITANNIA VILLAGE (NINE) RESIDENTS
MANAGEMENT COMPANY
COMPANY LIMITED BY GUARANTEE
UNAUDITED FINANCIAL STATEMENTS
31 DECEMBER 2014**



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**

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2014

| CONTENTS | PAGE |
|---|-------------|
| Directors' report | 1 |
| Income and expenditure account | 3 |
| Balance sheet | 4 |
| Notes to the financial statements | 5 |
| The following pages do not form part of the financial statements | |
| Chartered accountants' report to the board of directors | 9 |
| Detailed income and expenditure account | 10 |
| Notes to the detailed income and expenditure account | 11 |

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

DIRECTORS' REPORT

YEAR ENDED 31 DECEMBER 2014

The directors present their report and the unaudited financial statements of the company for the year ended 31 December 2014.

PRINCIPAL ACTIVITIES

The principle activity of the company during the year was, using the services of its managing agents, to undertake the management and administration of the residential development known as Western Beach Apartments, Silvertown, London, E16. The company holds head-leasehold title over the land, which covers a period of 200 years.

Most of the income handled by company is accounted for by service charge payments from sub-leaseholders (residential property owners) at Western Beach and most of its expenditure consisted in providing services to the owners under their sub-leases, using the service charge payments. The members of the company consist entirely of the property owners and the company serves as an administrative vehicle only and no member may benefit from dealings in the company. The company does not have and will not have distributable reserves, and will not make distributions to its members.

The directors have been advised that accordingly the company has no results to report in these Financial Statements in connection with the service charges and the expenditure of the same under the sub-leases. The results relating to the service charge will instead be reported privately to the property owners.

This treatment represents current best practice as advocated by the Association of Residential Managing Agents (ARMA), the Institute of Chartered Accountants in England and Wales (ICAEW) and the Royal Institute of Chartered Surveyors (RICS).

The company does hold other funds arising from a contribution from the developer, and from income other than service charges. These funds are for expenditure of benefit to the property owners, supplemental to expenditure from their service charge payments.

DIRECTORS

The directors who served the company during the year were as follows:

Dr A J Craft
Mr W A Murray
Ms P Tsung
Mr G Maloon
Mr B R Turner
Dr J G Carinus
Mrs J D Carinus
Mrs S Chaudhuri

Mr G Maloon was appointed a director on 3 October 2014

Dr J G Carinus was appointed as a director on 7 November 2014.

Mrs J D Carinus was appointed as a director on 7 November 2014.

Mrs S Chaudhuri was appointed as a director on 7 November 2014.

Ms P Tsung resigned as a director on 26 June 2014.

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

DIRECTORS' REPORT *(continued)*

YEAR ENDED 31 DECEMBER 2014

SMALL COMPANY PROVISIONS

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Registered office:
Brosnan House
175 Darkes Lane
Potters Bar
Herts
EN6 1BW

Signed on behalf of the directors



Mr B Turner

Director

Approved by the directors on 25 August 2015

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

INCOME AND EXPENDITURE ACCOUNT

YEAR ENDED 31 DECEMBER 2014

| | Note | 2014 £ | 2013 £ |
|---|------|----------------------|----------------------|
| TURNOVER | | 20,126 | 18,002 |
| Administrative expenses | | <u>3,840</u> | <u>3,564</u> |
| OPERATING SURPLUS | | 16,286 | 14,438 |
| Interest receivable | | 33 | 21 |
| SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION | | <u>16,319</u> | <u>14,459</u> |
| Tax on surplus on ordinary activities | 2 | <u>3,014</u> | <u>3,008</u> |
| SURPLUS FOR THE FINANCIAL YEAR | | <u>13,305</u> | <u>11,451</u> |

The notes on pages 5 to 7 form part of these financial statements.

**BRITANNIA VILLAGE (NINE) RESIDENTS MANAGEMENT
COMPANY
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BALANCE SHEET

31 DECEMBER 2014

| | Note | 2014 £ | 2013 £ |
|---|------|---------------|---------------|
| CURRENT ASSETS | | | |
| Cash at bank | | 89,016 | 75,705 |
| CREDITORS: Amounts falling due within one year | 3 | <u>13,046</u> | <u>13,040</u> |
| NET CURRENT ASSETS | | <u>75,970</u> | <u>62,665</u> |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | <u>75,970</u> | <u>62,665</u> |
| RESERVES | 5 | | |
| General reserves | 6 | 30,502 | 30,502 |
| Income and expenditure account | 6 | <u>45,468</u> | <u>32,163</u> |
| MEMBERS' FUNDS | | <u>75,970</u> | <u>62,665</u> |

For the year ended 31 December 2014 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 accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

These accounts were approved by the directors and authorised for issue on 25 August 2015 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 FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2014

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.

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 FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2014

1. ACCOUNTING POLICIES *(continued)*

Taxation

As stated elsewhere in these accounts, the company exists to provide a legal structure for managing the properties known as Western Beach Apartments, Silvertown, and transactions relating to service charges raised for that purpose are not recognised in these accounts at all.

The company does derive some ancillary income from non-service charge sources, recorded in these accounts, which the directors can spend at their discretion. Included in this income is money received from the leaseholders (such as interest on late payments and rental for additional parking spaces). Any and all non-service charge income will be spent on the building for the benefit of the leaseholders, and to that extent it is considered that the company does not trade with leaseholders for the purposes of tax and therefore any surpluses arising from leaseholders will not be liable to corporation tax.

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

2. TAXATION ON ORDINARY ACTIVITIES

Analysis of charge in the year

| | 2014 £ | 2013 £ |
|--|--------------|--------------|
| Current tax: | | |
| UK Corporation tax based on the results for the year at 20% (2013 - 20%) | 3,000 | 3,008 |
| Over/under provision in prior year | 14 | - |
| Total current tax | <u>3,014</u> | <u>3,008</u> |

3. CREDITORS: Amounts falling due within one year

| | 2014 £ | 2013 £ |
|-------------------------------------|---------------|---------------|
| Other creditors including taxation: | | |
| Corporation tax | 3,000 | 2,994 |
| Other creditors | 2,546 | 2,546 |
| Accruals and deferred income | 7,500 | 7,500 |
| | <u>13,046</u> | <u>13,040</u> |

Other creditors represents amounts owed to the service charge account.

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

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2014

4. RELATED PARTY TRANSACTIONS

Other than the interest payable on late service charges and parking fees rendered to leaseholders there are no other transactions with related parties were undertaken such as are required to be disclosed under the Financial Reporting Standard for Smaller Entities (FRSSE).

The company does not have a controlling party on account of it being limited by guarantee and each member's liability being limited to £1.

5. COMPANY LIMITED BY GUARANTEE

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

6. RECONCILIATION OF MEMBERS' FUNDS AND MOVEMENT ON RESERVES

| | General reserve £ | Income and expenditure account £ | Total members' funds £ |
|-------------------------|----------------------------------|---|---|
| Balance brought forward | 30,502 | 32,163 | 62,665 |
| Surplus for the year | — | 13,305 | 13,305 |
| Balance carried forward | <u>30,502</u> | <u>45,468</u> | <u>75,970</u> |

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

MANAGEMENT INFORMATION

YEAR ENDED 31 DECEMBER 2014

The following pages do not form part of the statutory financial statements.

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

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON
THE UNAUDITED ACCOUNTS OF BRITANNIA VILLAGE (NINE) RESIDENTS
MANAGEMENT COMPANY**

YEAR ENDED 31 DECEMBER 2014

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 Income and Expenditure Account, 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 Board of 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 Board of 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 Board of 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 2014 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.

The Old Wheelhouse
31/37 Church Street
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RH2 0AD

25/02/15

COVENEY NICHOLLS
Chartered Accountants

Coveny Nicholls

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

DETAILED INCOME AND EXPENDITURE ACCOUNT

YEAR ENDED 31 DECEMBER 2014

| | 2014 | 2013 |
|--|---------------|---------------|
| | £ | £ |
| TURNOVER | | |
| Interest on late payment of service charges | 1,381 | 2,822 |
| Roof rental (of space for third party equipment) | 15,000 | 15,041 |
| Parking space rental | 720 | 960 |
| Electricity recharge (roof equipment) | 3,000 | 3,515 |
| Document fees | 25 | - |
| Old balance write-offs | - | (4,336) |
| | 20,126 | 18,002 |
| OVERHEADS | | |
| Administrative expenses | 3,840 | 3,564 |
| OPERATING SURPLUS | 16,286 | 14,438 |
| Bank interest receivable | 33 | 21 |
| SURPLUS ON ORDINARY ACTIVITIES | 16,319 | 14,459 |

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

NOTES TO THE DETAILED INCOME AND EXPENDITURE ACCOUNT

YEAR ENDED 31 DECEMBER 2014

| | 2014 | 2013 |
|--------------------------------|---------------------|---------------------|
| | £ | £ |
| ADMINISTRATIVE EXPENSES | | |
| Establishment expenses | | |
| Electricity (roof equipment) | 3,000 | 3,515 |
| General expenses | | |
| Legal and professional fees | 840 | 49 |
| | <u>3,840</u> | <u>3,564</u> |
| INTEREST RECEIVABLE | | |
| Bank interest receivable | <u>33</u> | <u>21</u> |