

REGISTERED NUMBER: 01022573 (England and Wales)

**REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 SEPTEMBER 2013
FOR
BRODIE HOUSE MANAGEMENT LIMITED**

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BRODIE HOUSE MANAGEMENT LIMITED (REGISTERED NUMBER: 01022573)

**CONTENTS OF THE FINANCIAL STATEMENTS
For The Year Ended 28 September 2013**

	Page
Company Information	1
Report of the Directors	2
Report of the Independent Auditors	4
Profit and Loss Account	6
Balance Sheet	7
Notes to the Financial Statements	8

BRODIE HOUSE MANAGEMENT LIMITED

COMPANY INFORMATION
For The Year Ended 28 September 2013

DIRECTORS: E Micklewright
I Prescott
G R S Strathearn
I R Thompson

SECRETARY: E Micklewright

REGISTERED OFFICE: Centro PLC
Mid-Day Court
30 Brighton Road
Sutton
Surrey
SM2 5BN

REGISTERED NUMBER: 01022573 (England and Wales)

SENIOR STATUTORY AUDITOR: Graham Atkin FCA

AUDITORS: Crane & Partners
Chartered Accountants & Statutory Auditors
Leonard House
5 - 7 Newman Road
Bromley
Kent
BR1 1RJ

BRODIE HOUSE MANAGEMENT LIMITED (REGISTERED NUMBER: 01022573)

REPORT OF THE DIRECTORS

For The Year Ended 28 September 2013

The directors present their report with the financial statements of the company for the year ended 28 September 2013

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of the management of the residential property at Brodie House, 10 Harcourt Avenue, Wallington, Surrey for the mutual benefit of the lessees

DIRECTORS

The directors shown below have held office during the whole of the period from 29 September 2012 to the date of this report

E Micklewright
I Prescott
G R S Strathearn
I R Thompson

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Report of the Directors and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information

AUDITORS

The auditors, Crane & Partners, will be proposed for re-appointment at the forthcoming Annual General Meeting

BRODIE HOUSE MANAGEMENT LIMITED

**REPORT OF THE DIRECTORS
For The Year Ended 28 September 2013**

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

ON BEHALF OF THE BOARD:



Director A PRESCOTT

Date 23/12/13

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF BRODIE HOUSE MANAGEMENT LIMITED

We have audited the financial statements of Brodie House Management Limited for the year ended 28 September 2013 on pages six to nine. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' Responsibilities set out on page two, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors, including "APB Ethical Standard - Provisions Available for Small Entities (Revised)", in the circumstances set out in note ten to the financial statements.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Directors to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 28 September 2013 and of its loss for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

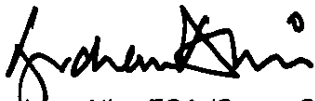
In our opinion the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
BRODIE HOUSE MANAGEMENT LIMITED**

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit, or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Report of the Directors



Graham Atkin FCA (Senior Statutory Auditor)
for and on behalf of Crane & Partners
Chartered Accountants & Statutory Auditors
Leonard House
5 - 7 Newman Road
Bromley
Kent
BR1 1RJ

Date 9 January 2014

BRODIE HOUSE MANAGEMENT LIMITED (REGISTERED NUMBER: 01022573)

PROFIT AND LOSS ACCOUNT
For The Year Ended 28 September 2013

	Notes	2013 £	2012 £
TURNOVER		30,904	27,712
Administrative expenses		<u>34,031</u>	<u>48,754</u>
OPERATING LOSS	2	(3,127)	(21,042)
Interest receivable and similar income		<u>8</u>	<u>19</u>
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(3,119)	(21,023)
Tax on loss on ordinary activities	3	<u>-</u>	<u>-</u>
LOSS FOR THE FINANCIAL YEAR		<u><u>(3,119)</u></u>	<u><u>(21,023)</u></u>

The notes form part of these financial statements

BRODIE HOUSE MANAGEMENT LIMITED (REGISTERED NUMBER 1022573)

BALANCE SHEET
28 September 2013

	Notes	2013		2012	
		£	£	£	£
FIXED ASSETS					
Tangible assets	4		1		1
CURRENT ASSETS					
Stocks		1		1	
Debtors	5	7,535		8,756	
Cash at bank		15,405		18,897	
		<u>22,941</u>		<u>27,654</u>	
CREDITORS					
Amounts falling due within one year	6	8,287		9,881	
NET CURRENT ASSETS			<u>14,654</u>		<u>17,773</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>14,655</u>		<u>17,774</u>
CAPITAL AND RESERVES					
Called up share capital	7		320		320
Profit and loss account	8		14,335		17,454
SHAREHOLDERS' FUNDS			<u>14,655</u>		<u>17,774</u>

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

The financial statements were approved by the Board of Directors on 23/12/13 and were signed on its behalf by



Director I. PRESCOTT

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
For The Year Ended 28 September 2013

1 ACCOUNTING POLICIES

Accounting convention

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

Turnover represents contributions receivable from lessees for the maintenance and upkeep of the property

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life

Plant and machinery etc - 20% on reducing balance

Stocks

The stock of entryphone keys, which have little value until sold to lessees, have been stated at a nominal value of £1

2 OPERATING LOSS

The operating loss is stated after charging

	2013	2012
	£	£
Auditors' remuneration	<u>780</u>	<u>750</u>
Directors' remuneration and other benefits etc	<u>-</u>	<u>-</u>

3 TAXATION

Analysis of the tax charge

No liability to UK corporation tax arose on ordinary activities for the year ended 28 September 2013 nor for the year ended 28 September 2012

4 TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 29 September 2012 and 28 September 2013	<u>2,883</u>
DEPRECIATION	
At 29 September 2012 and 28 September 2013	<u>2,882</u>
NET BOOK VALUE	
At 28 September 2013	<u>1</u>
At 28 September 2012	<u>1</u>

BRODIE HOUSE MANAGEMENT LIMITED (REGISTERED NUMBER: 01022573)

NOTES TO THE FINANCIAL STATEMENTS - continued
For The Year Ended 28 September 2013

5	DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
		2013	2012
		£	£
	Service charges receivable	546	481
	Funds held by managing agent	5,895	7,264
	Prepayments	1,094	1,011
		<u>7,535</u>	<u>8,756</u>

6	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
		2013	2012
		£	£
	Service charges in advance	4,660	5,580
	Accrued expenses	3,627	4,301
		<u>8,287</u>	<u>9,881</u>

7	CALLED UP SHARE CAPITAL		
	Allotted, issued and fully paid		
	Number	Class	Nominal value
			£10
	32	Ordinary	
			2013
			£
			320
			<u>320</u>
			2012
			£
			320
			<u>320</u>

8	RESERVES		
			Profit and loss account
			£
	At 29 September 2012		17,454
	Deficit for the year		<u>(3,119)</u>
	At 28 September 2013		<u>14,335</u>

9 RELATED PARTY DISCLOSURES

The directors of the company are also leaseholders of a property in the block that the company manages. As such service charges are paid on the same terms and conditions as all other leaseholders.

The directors' interests are not considered material.

10 APB ETHICAL STANDARD - PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to assist with the preparation of the financial statements.

11 ULTIMATE CONTROLLING PARTY

There is no ultimate controlling party.