

Company Registration No. 1459305 (England and Wales)

LAUDERDALE MANSIONS (SOUTH) LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 28 SEPTEMBER 2009

LAUDERDALE MANSIONS (SOUTH) LIMITED

YEAR ENDED 28 SEPTEMBER 2009

COMPANY INFORMATION

Directors	Angus Stewart Mark Beacham Matthew Brettler Stephen Sanderson Jayne Winthrop Mo Fisher	(Chairman) (alternate for S Sanderson)
Company Secretary	Ann Eardley	
Company number	1459305	
Registered office	55 Station Road, Beaconsfield, Bucks HP9 1QL	
Auditors	HLB Vantis Audit Plc 55 Station Road, Beaconsfield, Bucks. HP9 1QL	
Bankers	Barclays Bank Plc Barclays Business Centre, Onslow Hall, The Little Green Richmond Surrey TW9 1QS	
Solicitors	WGS Solicitors 133 Praed Street London W2 1RN	
Managing Agents	Aldergill Limited 45 Poplar Close Leighton Buzzard Bedfordshire LU7 3BS	
Insurance Brokers	St Giles Insurance & Financial Services Ltd 17 Headlands Business Park Salisbury Road Ringwood Hants BH24 3PB	

LAUDERDALE MANSIONS (SOUTH) LIMITED

YEAR ENDED 28 SEPTEMBER 2009

CONTENTS

	Page
Chairman's Statement	4 - 5
Directors' Report	6 - 8
Independent Auditors' Report	9 - 10
Consolidated Income and Expenditure Account	11
Consolidated Balance Sheet	12
Company Balance Sheet	13
Notes to the Financial Statements	14 - 17

LAUDERDALE MANSIONS (SOUTH) LIMITED

CHAIRMAN'S STATEMENT FOR THE YEAR ENDED 28 SEPTEMBER 2009

The Board's goal at Lauderdale Mansions South (LMS) is that our building should be the best-run mansion flat building and communal gardens in Maida Vale. By this we mean that the company should be the most efficiently run, with the best value-for-money services for leaseholders and shareholders, and that the management of the company should be seen as transparent, accountable, fair and democratically appointed.

The directors of Lauderdale Mansions (South) are volunteers who are elected by shareholders. The good management of the company relies on the active participation of shareholders, whether by volunteering as a director or as a member of one of the working parties that support the Board.

The directors welcome input from all shareholders and continue to seek the involvement of all interested parties, either on the Board itself or through working parties and social events.

The use of permanent staff supported by self-employed contractors continues to pay dividends in ensuring a high quality of work at a reasonable price. As a result our financial position remains healthy, with substantial reserves held in a savings account, although continuing low interest rates means that the return we get on this has reduced.

The Board is proud that the service charge has been held at the same level for the **eighth** year in succession, representing a decrease in real terms of approximately 18% in the amount that leaseholders and shareholders are asked to pay for the maintenance of the building.

We have a programme of rolling maintenance and during the financial year to September 2009 we:

- Completed the replacement of the old aerial cables and enabled the reception of DAB radio and satellite and digital terrestrial TV
- Repaired and repainted the internal hallways
- Repaired the steps to the basements and installed cycle ramps
- Completed the installation of low-level lighting along the rear pathway
- Repaired and repainted the basement floors
- Began the repair and redecoration of the old basement storage rooms

In the coming financial year we plan to:

- Repair/touch up the front porches and steps
- Complete the repair and redecoration of the old basement storage rooms
- Continue ongoing maintenance and touching up of the internal hallways
- Begin a programme of repair and maintenance of brickwork, timber surfaces, mansards, and draining improvement to top floor bays

During this year, we consulted shareholders about upgrading the water supply to flats. Shareholders took the view that it was appropriate to explore the various options as part of an overall proactive stance to building maintenance and improvements. The Board is now exploring the various options and their related costs.

LAUDERDALE MANSIONS (SOUTH) LIMITED

CHAIRMAN'S STATEMENT FOR THE YEAR ENDED 28 SEPTEMBER 2009

We are also pleased to support a continuing programme of social activities in the building that are organised by residents, and open to all residents and shareholders to participate in. These traditionally include a summer party and a bonfire night.

And finally, there are elements of hidden value when you own a flat in LMS which set us apart from many other mansion blocks in London. This means that demand for the flats remains high and that the value of a flat is often at a premium compared to similar-sized flats in other blocks.

- We have a large garden which runs the whole length of Lauderdale Road providing a place for residents to relax, sunbathe and barbecue - when the weather permits.
- Most of the flats have already extended their leases from the original 99 years to 999. This should be reflected in a substantial value difference between two otherwise identical flats.
- When acquiring a flat in LMS the owner also becomes a shareholder of the company which, through its subsidiary, Manyplans Ltd, owns the freehold of the block.

It is these "hidden" elements which permit an LMS flat to achieve a premium in both price and market demand.

Whether considering the purchase or the sale of a flat, always ask the local estate agent about these less obvious items to ensure that you are comparing accurately.



Angus Stewart
Chairman of the Board

26/1/2010

Date

LAUDERDALE MANSIONS (SOUTH) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 28 SEPTEMBER 2009

The directors present their report and financial statements for the year ended 28 September 2009.

Principal activities

The principal activities of the company continued to be the management and maintenance of fifteen mansion blocks situated on the south side of the Lauderdale Road.

Through its subsidiary undertaking, Manyplans Limited, the company also owns the freehold of these blocks, which entitles it to collect ground rents.

Employees

Staff costs, including employer's national insurance	<u>2009</u> £98,366	<u>2008</u> £92,058
Staff numbers (Full-time equivalent):		
Resident porter	1	1
Building staff	1.6	1.6

Results and Dividends

The company made neither a profit nor a loss in the year. Under its Articles it is not permitted to pay a dividend. Manyplans Limited made a profit before tax of £93,940 (2008: £25,247)

Fixed Assets

The freehold property owned by the company through its subsidiary undertaking, Manyplans Limited, includes one basement flat, basement storage areas, loft voids and a sizeable garden. The basement flat is occupied by the resident porter.

These have not been valued and are included in the accounts at nil cost, although the directors are of the opinion that these assets have value in excess of this.

Directors

The following directors have held office since 29 September 2008:

	<i>Appointed</i>	<i>Resigned</i>
Angus Stewart		
Matthew Brettler		
Trefor Jones		28-Aug-09
Stephen Sanderson		
Jayne Winthrop		
Srdjan Vlaskalic		13-May-09
Naim Sheikh	13-May-09	15-Dec-09
Mark Beacham	13-May-09	
Mo Fisher (alternate for S Sanderson)	18-Mar-09	

None of the directors had any interest in any of the contracts entered into by the company.

The current Board rules on conflicts of interest relating to directors are published on the Company's website. They are also available on request from the Company Secretary.

LAUDERDALE MANSIONS (SOUTH) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 28 SEPTEMBER 2009

Reporting Arrangements

The Directors are responsible for entering into contracts on behalf of the company, monitoring the work of the appointed agents, accountants and solicitors and for considering their advice. They are also responsible for preparing and presenting an annual service charge budget.

The managing agents, Aldergill Limited, report to the Board and are charged with planning and monitoring the annual maintenance of our property, keeping the company's books and collecting the service charge and ground rents. Service charge arrears are proactively managed and amount to less than £500 at year end.

Maintenance Programme

The service charge budget for each year is presented to shareholders for approval at an EGM.

Quality Control

Where required under the Landlord and Tenant legislation, detailed letters of consultation are sent to leaseholders which notify in advance, for example, when scaffolding is to be erected and when disruptions to power, water or gas are expected. However, the unique manner in which we employ full-time maintenance staff supported by ad-hoc sub-contractors was never envisaged by this legislation which also requires multiple quotations for each piece of work to be obtained. Our modus operandi provides us with a significantly higher quality of workmanship at noticeably lower costs than the use of third-party companies which is clearly of great benefit to shareholders and is reflected in our ability to maintain service charges whilst building a significant balance in our deposit account.

Where work is undertaken which might disturb residents the company has a policy of informing, in advance, those that may be affected and the Board tries to ensure that leaseholders are given advance notification of maintenance works even where the Landlord and Tenant legislation does not apply.

Service Charges

Service charges are due quarterly in advance, without deductions of any sort, on the customary quarter days. Any leaseholder who has fallen into service charge arrears should be aware that the Company will seek legal remedy to recover outstanding charges and the legal costs involved. If necessary the Company will seek to recover their costs through repossession.

The average quarterly service charge per flat for the years 2001 to 2009 is shown below:

2001	2002	2003	2004	2005	2006	2007	2008	2009
763	£796	£796	£796	£796	£796	£796	£796	£796

Statement of directors' responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable laws 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 laws). 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 judgments and 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.

LAUDERDALE MANSIONS (SOUTH) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 28 SEPTEMBER 2009

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 of disclosure to auditor

So far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware. Additionally the directors have taken all necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditors are aware of that information.

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

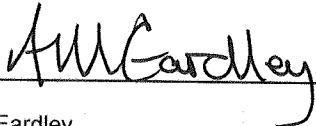
Substantial Shareholdings

27 £1 ordinary shares are held by the Freshwater Group.

Auditors

In accordance with section 485 of the Companies Act 2006, a resolution proposing that HLB Vantis Audit Plc be reappointed as auditors of the company will be put to the Annual General Meeting.

On behalf of the board



A M Eardley
Company Secretary

Date: 26/11/2010

LAUDERDALE MANSIONS (SOUTH) LIMITED

INDEPENDENT AUDITORS' REPORT FOR THE YEAR ENDED 28 SEPTEMBER 2009

We have audited the financial statements of Lauderdale Mansions (South) Limited for the year ended 28 September 2009 set out on pages 5 to 17. 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 sections 495 and 496 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 an auditors' 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 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 Directors' Responsibilities Statement set out on pages, 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 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 Ethical Standards for Auditors.

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.

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 2009 and of its profit 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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

LAUDERDALE MANSIONS (SOUTH) LIMITED

INDEPENDENT AUDITORS' REPORT FOR THE YEAR ENDED 28 SEPTEMBER 2009

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 and the directors' report in accordance with the small companies regime.

David Sharp

David Sharp (Senior Statutory Auditor)
for and on behalf of HLB Vantis Audit plc

Chartered Accountants
Statutory Auditor

3/3/10

55 Station Road
Beaconsfield
Bucks
HP9 1QL

LAUDERDALE MANSIONS (SOUTH) LIMITED

CONSOLIDATED INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 28 SEPTEMBER 2009

	Note	£	2009 £	£	2008 £
TURNOVER	3		593,652		478,892
EXPENDITURE					
Company's expenditure	7	452,298		460,265	
Subsidiary's expenditure	2	50,077		4,370	
			<u>(502,375)</u>		<u>(464,635)</u>
			91,277		14,257
Interest receivable			3,196		11,556
RESULTS FOR THE YEAR BEFORE TAXATION					
Taxation	6		(17,984)		(5,663)
			<u>76,489</u>		<u>20,150</u>
Revenue reserves brought forward			146,404		126,254
REVENUE RESERVES CARRIED FORWARD					
			<u>222,893</u>		<u>146,404</u>

LAUDERDALE MANSIONS (SOUTH) LIMITED

CONSOLIDATED BALANCE SHEET AS AT 28 SEPTEMBER 2009

	Notes	2009	2008
		£	£
FIXED ASSETS			
Land and buildings	9	11,545	9,338
CURRENT ASSETS			
Debtors	10	3,637	11,284
Cash at bank and in hand		448,504	263,148
		<u>452,141</u>	<u>274,432</u>
CURRENT LIABILITIES			
Creditors	11	(45,114)	(25,818)
		<u>407,027</u>	<u>248,614</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>418,572</u>	<u>257,952</u>
PROVISIONS FOR LIABILITIES AND CHARGES			
Provision for future expenditure	12	(164,537)	(80,406)
Net Assets		<u>254,035</u>	<u>177,546</u>
CAPITAL AND RESERVES			
Called up share capital	13	142	142
Share premium account	14	31,000	31,000
Revenue reserves		222,893	146,404
Shareholders Funds		<u>254,035</u>	<u>177,546</u>

LAUDERDALE MANSIONS (SOUTH) LIMITED

COMPANY BALANCE SHEET AS AT 28 SEPTEMBER 2009

	Notes	£	2009 £	£	2008 £
Fixed assets					
Investments			2		2
Current assets					
Debtors	10	3,637		11,284	
Cash at bank and in hand		429,097		232,042	
		<u>432,734</u>		<u>243,326</u>	
Creditors: amounts falling due within one year	11	(16,644)		(18,747)	
Manyplans Limited		(251,413)		(144,033)	
		<u>(268,057)</u>		<u>(162,780)</u>	
Net current assets			164,677		80,546
Provision for future expenditure	12		(164,537)		(80,406)
			<u>142</u>		<u>142</u>
Net assets			<u>142</u>		<u>142</u>
Capital and reserves					
Called up share capital	13		142		142
			<u>142</u>		<u>142</u>
Shareholders' funds			<u>142</u>		<u>142</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Approved by the Board for issue on 20 January 2010



Director

Company registration no: 1459305

LAUDERDALE MANSIONS (SOUTH) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 28 SEPTEMBER 2009

1 ACCOUNTING POLICIES

1.1 Accounting convention

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

1.2 Turnover

Turnover represents service charges, ground rents receivable, basement storage charges and lease extensions and arises wholly within the UK.

1.3 Investments

The company owns the whole of the issued share capital of Manyplans Limited, an unlisted company whose principal activity is the holding of the freehold of the properties at Lauderdale Mansions (South) Limited.

1.4 Basis of consolidation

The consolidated financial statements incorporate the results of Lauderdale Mansions (South) Limited and its wholly-owned subsidiary Manyplans Limited using the acquisition or merger method of accounting as required.

1.5 Provision for future expenditure

Any underspend on routine maintenance and major works, compared to service charges and interest receivable in the year, is transferred to a provision for future expenditure. If routine maintenance and major works exceed budget in any service year, such an excess may be alleviated in full or part from the provision for future expenditure.

2 MANYPLANS LIMITED

Manyplans Limited is a wholly-owned subsidiary of Lauderdale Mansions (South) Limited. As the freehold owner of the fifteen blocks of flats, it is entitled to collect ground rents and storage charges. During the year to 28 September 2009, the income and expenditure of Manyplans Limited was as follows:

	2009		2008	
	£	£	£	£
Ground rents		7,075		7,075
Storage rental		18,342		19,018
Licence fees		6,200		3,524
Income from the sale of assets and lease extensions		112,200		-
Other income		200		-
		<hr/>		<hr/>
		144,017		29,617
Planned maintenance	22,212		507	
Sundry	405		81	
Legal & Professional	18,494		1,293	
Audit fees	1,955		1,998	
Inter-co admin charge	6,378		-	
Depreciation	633		491	
	<hr/>	(50,077)	<hr/>	(4,370)
Interest receivable		-		-
		<hr/>		<hr/>
Trading profit before taxation		<u>93,940</u>		<u>25,247</u>

LAUDERDALE MANSIONS (SOUTH) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 28 SEPTEMBER 2009

3	TURNOVER - GROUP	2009	2008
		£	£
	Ground rents, storage charges, sale of assets	143,817	29,617
	Service charges receivable (note 5)	448,970	448,970
	Other Income	865	305
		<u> </u>	<u> </u>
	Total turnover	<u>593,652</u>	<u>478,892</u>

4	RESULTS FOR THE YEAR BEFORE TAXATION		
	Are stated after charging:		
	Auditors' remuneration – audit services	<u>3,393</u>	<u>3,466</u>

5 SERVICE CHARGES
Service charges are payable by all leaseholders under the terms of their lease. The amount of charge is voted upon annually by shareholders, who are also lessees.

6	TAXATION	Group	Company	Group	Company
		2009	2009	2008	2008
		£	£	£	£
	Domestic current year tax				
	UK corporation tax	19,935	671	5,663	566
	Prior year adjustment	(1,951)	(138)	-	-
		<u> </u>	<u> </u>	<u> </u>	<u> </u>
	Current tax charge	<u>17,984</u>	<u>533</u>	<u>5,663</u>	<u>566</u>

7	ROUTINE AND PLANNED MAINTENANCE EXPENDITURE	2009	2008
		£	£
	Actual routine expenditure during the year	297,950	307,134
	Actual planned maintenance during the year	70,217	197,911
		<u> </u>	<u> </u>
	Transfer to/(from) provision for future expenditure (note 12)	368,167	505,045
		84,131	(44,780)
		<u> </u>	<u> </u>
		<u>452,298</u>	<u>460,265</u>

8 PROFIT FOR THE FINANCIAL YEAR
The company has taken advantage of the exemption allowed under Section 408 of the Companies Act 2006 and has not presented its own profit and loss account in these financial statements. The group surplus for the year includes a surplus of £NIL (2008: £NIL) after tax and before dividends which is dealt with in the financial statements of the parent company.

LAUDERDALE MANSIONS (SOUTH) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 28 SEPTEMBER 2009

9 TANGIBLE ASSETS	Plant and Machinery etc
Cost	
At 29 September 2008	9,829
Additions	2,840
At 28 September 2009	<u>12,669</u>
Depreciation	
At 29 September 2008	491
Charge for the year	633
At 28 September 2009	<u>1,124</u>
NBV at 28 September 2009	<u>11,545</u>
NBV at 28 September 2008	<u>9,338</u>

The freehold property owned by the company through its subsidiary undertaking, Manyplans Limited, includes one basement flat, all the basement storage areas and loft voids and a sizeable garden. The basement flat is used by the resident porter.

These have not been valued and are included in the accounts at nil cost, although the Directors are of the opinion that these assets have value in excess of this.

Barclays Bank Plc holds a first legal Charge over the property which supported a borrowing facility which has not been

Fixed asset additions represent improvements to the rear pathway lighting. The asset is to be depreciated over 20 years on a straight line basis.

10 DEBTORS	Group 2009 £	Company 2009 £	Group 2008 £	Company 2008 £
Service charge arrears	490	490	5,555	5,555
Corporation tax receivable	2,681	2,681	1,920	1,920
Other debtors	466	466	3,809	3,809
	<u>3,637</u>	<u>3,637</u>	<u>11,284</u>	<u>11,284</u>

11 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	Group 2009 £	Company 2009 £	Group 2008 £	Company 2008 £
Service charges received in advance	6,873	6,873	3,320	3,320
Taxation and social security	19,935	671	5,639	566
Other creditors	2,000	1,000	2,500	2,500
Accruals	16,306	8,100	14,359	12,361
	<u>45,114</u>	<u>16,644</u>	<u>25,818</u>	<u>18,747</u>

LAUDERDALE MANSIONS (SOUTH) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 28 SEPTEMBER 2009

12	PROVISION FOR FUTURE EXPENDITURE	Group 2009 £	Company 2009 £	Group 2008 £	Company 2008 £
	Provision brought forward	80,406	80,406	125,186	125,186
	Transfer to routine expenditure and planned maintenance	84,131	84,131	(44,780)	(44,780)
		<u>164,537</u>	<u>164,537</u>	<u>80,406</u>	<u>80,406</u>
13	SHARE CAPITAL			2009 £	2008 £
	Authorised				
	142 Ordinary shares of £1 each			<u>142</u>	<u>142</u>
	Allotted, called up and fully paid				
	142 Ordinary shares of £1 each			<u>142</u>	<u>142</u>
14	SHARE PREMIUM ACCOUNT			2009 £	2008 £
	At 29 September 2008 and 28 September 2009			<u>31,000</u>	<u>31,000</u>
15	RELATED PARTY TRANSACTIONS				
	At the year end £251,413 (2008: £144,033) was owed to Manyplans Limited, a subsidiary of Lauderdale Mansions (South) Limited.				
16	CAPITAL COMMITMENTS				
	At the year end there were no capital commitments.				

LAUDERDALE MANSIONS (SOUTH) LIMITED

ACCOUNTANTS' REPORT FOR THE YEAR ENDED 28 SEPTEMBER 2009

In accordance with our engagement letter dated 4th December 2009, we have examined the service charge statement set out in page 19 in respect of Lauderdale Mansions (South) Limited for the year ended 28th September 2009 together with the books and records maintained by Aldergill Limited in so far as they relate to Lauderdale Mansions (South) Limited.

Under the terms of this engagement, we were not required to, and did not, form any opinion as to the reasonableness of the costs included within the service charge statements or the standard of the services or works provided.

Respective responsibilities of landlord and accountants

Under the Landlord and Tenants Act 1985, the Landlord is responsible for the preparation of this service charge statement in respect of the costs of Lauderdale Mansions (South) Limited. The directors have undertaken responsibility for the preparation of the service charge statements on behalf of the Landlord. It is our responsibility to form an independent opinion, based on our examination, on the service charge account and to report our opinion exclusively to the tenants as a body.

Basis of Opinion

Our work included examination, on a test basis, of evidence relevant to the amounts included in the statement and their disclosure. It also included an assessment of the significant estimates and judgements made by the directors in the preparation of the service charge statements.

We planned and performed our examination so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the service charge statements are a fair summary of the costs relating to Lauderdale Mansions (South) Limited and is sufficiently supported by accounts receipts and other documents which have been made available to us. In view of the purpose for which this service charge statement has been prepared, we did not evaluate overall adequacy of the presentation of the information which would have been required if we were to express an opinion under International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board.

Opinion

In our opinion the service charge statements present a fair summary of the Income and expenditure for the year ended 28th September 2009, is sufficiently supported by accounts, receipts and other documents and has been prepared in accordance with Section 21 (5) of the Landlord and Tenant Act 1985.

Vantis Group Ltd
Vantis Group Ltd
55 Station Road
Beaconsfield
HP9 1QL

Date 3/3/10

LAUDERDALE MANSIONS (SOUTH) LIMITED

SERVICE CHARGE ACCOUNT

For the year ended 28 September 2009

		2009		2008
		£	£	£
Routine expenditure				
Porterage	- wages	23,982		22,864
	- rates and utilities	3,690		3,024
		<hr/>	27,672	<hr/>
Cleaning	- contracts	22,040		15,612
	- general	1,372		1,445
	- refuse removal	1,082		1,431
		<hr/>	24,494	<hr/>
Garden			13,415	12,131
Pest control			2,872	1,763
Electricity			5,291	5,503
Insurance			61,486	56,009
Professional	- management fee	56,240		53,560
	- audit	3,393		3,466
	- company secretarial service	5,000		5,000
	- legal and professional	-		1,632
		<hr/>	64,633	<hr/>
Maintenance	- staff costs	74,384		69,194
	- sub-contractor labour	8,938		3,965
	- general	16,162		45,265
	- entryphone	1,661		1,513
	- fire extinguishers	785		1,150
		<hr/>	101,930	<hr/>
Administration			2,535	2,607
Less: Admin charge to subsidiary			(6,378)	-
			<hr/>	<hr/>
			297,950	307,134
Planned maintenance				
Building works		10,030		76,148
Subcontractor labour		60,187		121,763
		<hr/>	70,217	<hr/>
			<hr/>	<hr/>
Transfer to (from) provision for future expenditure			368,167	505,045
			84,131	(44,780)
			<hr/>	<hr/>
			452,298	460,265
			<hr/>	<hr/>
Representing:	Service charges receivable		448,970	448,970
	Other income		665	305
	Interest receivable		3,196	11,556
	Corporation tax		(533)	(566)
			<hr/>	<hr/>
			452,298	460,265
			<hr/>	<hr/>