

**Company Registration No. 01459305 (England and Wales)**

**LAUDERDALE MANSIONS (SOUTH) LIMITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 28 SEPTEMBER 2014**

# LAUDERDALE MANSIONS (SOUTH) LIMITED

**YEAR ENDED 28 SEPTEMBER 2014**

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## COMPANY INFORMATION

<b>Directors</b>	Matthew Brettler Stephen Sanderson Srdjan Vlaskalic Karine Samaha Kay Konop Andrew Marris Mark Cramphorn	Chairman
<b>Company number</b>	01459305	
<b>Registered office</b>	55 Station Road, Beaconsfield, Bucks HP9 1QL	
<b>Auditors</b>	Rouse Audit LLP 55 Station Road, Beaconsfield, Bucks. HP9 1QL	
<b>Bankers</b>	Barclays Bank Plc Barclays Business Centre, Onslow Hall, The Little Green Richmond Surrey TW9 1QS	
<b>Solicitors</b>	WGS Solicitors 133 Praed Street London W2 1RN	
<b>Managing Agents</b>	Lauderdale Mansions South The Estate Office PO Box 66450 London W9 4EQ	
<b>Insurance Brokers</b>	St Giles Insurance & Financial Services Ltd 17 Headlands Business Park Salisbury Road Ringwood Hants BH24 3PB	

# LAUDERDALE MANSIONS (SOUTH) LIMITED

**YEAR ENDED 28 SEPTEMBER 2014**

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# LAUDERDALE MANSIONS (SOUTH) LIMITED

## CHAIRMAN'S STATEMENT FOR THE YEAR ENDED 28 SEPTEMBER 2014

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Lauderdale Mansions South (LMS ) is a well run mansion flat building in Maida Vale. Its goal is to run the building efficiently offering value for money to leaseholders, and manage in a transparent, accountable and fair manner.

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.

Permanent staff actively manage building works to ensure a high quality of work at a reasonable price. Service charges were increased in October 2010 for the first time since 2002 and remained at that level for 2013-2014.

During the financial year to 28 September 2014 we:


- Connected to the new water supply to all flats and now deliver a consistent and adequate water pressure for the foreseeable future.
- Continued with the rolling programme of internal and external refurbishment and decoration.
- Continued with our renovation programme to the front and rear gardens, replacing shrubs where required.

The company supports a programme of social activities in the building organised by residents, and open to all residents and shareholders to participate in which have included a summer party and a bonfire night.

When acquiring a flat in LMS the owner also becomes a shareholder of the company. The freehold is held by the company's subsidiary, Manyplans Limited, which assists the Board in managing the building to a high standard.



Matthew Brettler  
Chairman of the Board



Date

# LAUDERDALE MANSIONS (SOUTH) LIMITED

## DIRECTORS' REPORT FOR THE YEAR ENDED 28 SEPTEMBER 2014

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The directors present their report and financial statements for the year ended 28 September 2014.

### 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>2014</u> 89,372	<u>2013</u> £108,960
Staff numbers (Full-time equivalent):		
Resident porter	1	1
Building staff	1	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 for the year of £20,895 (2013: loss of £29,780).

### 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 2013:

	<i>Appointed</i>	<i>Resigned</i>
Matthew Brettler		
Stephen Sanderson		
Srdjan Vlaskalic		25-Mar-15
Peter Hartill		30-May-14
Karine Samaha		
Jenifer Landor (alternate for S Vlaskalic)		17-Dec-14
Kay Konop		
Andrew Marris	18-Jun-14	
Mark Cramphorn	18-Jun-14	

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 Executive Administrator.

# LAUDERDALE MANSIONS (SOUTH) LIMITED

## DIRECTORS' REPORT FOR THE YEAR ENDED 28 SEPTEMBER 2014

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### 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 Directors plan and monitor the annual maintenance of the property and Rouse Partners keep the company's books and collect service charge and ground rent. Service charge arrears are proactively managed and were £2,584 at the 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 2004 to 2014 is shown below:

2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
£796	£796	£796	£796	£796	£796	£796	£836	£836	£836	£836

### 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 2014

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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

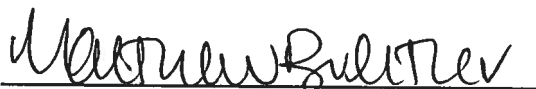
So far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware. Additionally the directors have taken all necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish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

On behalf of the board



Matthew Brettler  
Director

Date:

12 June 2015

# **LAUDERDALE MANSIONS (SOUTH) LIMITED**

## **INDEPENDENT AUDITORS' REPORT FOR THE YEAR ENDED 28 SEPTEMBER 2014**

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We have audited the financial statements of Lauderdale Mansions (South) Limited for the year ended 28 September 2014 set out on pages 6 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 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 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 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 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. In addition, we read all the financial and non-financial information in the director's report. 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 group and company's affairs as at 28 September 2014 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 2014

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### 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.

*Rouse Audit LLP*

David Sharp (Senior Statutory Auditor)  
for and on behalf of Rouse Audit LLP

23/6/15

Chartered Accountants  
Statutory Auditor

55 Station Road  
Beaconsfield  
Bucks  
HP9 1QL

**LAUDERDALE MANSIONS (SOUTH) LIMITED**

**CONSOLIDATED INCOME AND EXPENDITURE ACCOUNT**

**FOR THE YEAR ENDED 28 SEPTEMBER 2014**

	Note	2014	2013
		£	£
<b>TURNOVER</b>	3	528,337	526,836
<b>EXPENDITURE</b>			
Company's expenditure	7	477,856	477,164
Subsidiary's expenditure	2	26,519	88,543
		<u>(504,375)</u>	<u>(565,707)</u>
Interest receivable		23,962	(38,871)
		2,157	2,195
<b>RESULTS FOR THE YEAR BEFORE TAXATION</b>		<u>26,119</u>	<u>(36,676)</u>
Taxation	6	(5,224)	6,896
Revenue reserves brought forward		<u>20,895</u>	<u>(29,780)</u>
		126,199	155,979
<b>REVENUE RESERVES CARRIED FORWARD</b>		<u><u>147,094</u></u>	<u><u>126,199</u></u>

# LAUDERDALE MANSIONS (SOUTH) LIMITED

## CONSOLIDATED BALANCE SHEET AS AT 28 SEPTEMBER 2014

	Notes	2014	2013
		£	£
<b>FIXED ASSETS</b>			
Land and buildings	9	8,380	9,013
<b>CURRENT ASSETS</b>			
Debtors	10	52,629	55,141
Cash at bank and in hand		608,704	521,363
		<u>661,333</u>	<u>576,504</u>
<b>CURRENT LIABILITIES</b>			
Creditors	11	(73,552)	(47,251)
		<u>587,781</u>	<u>529,253</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>596,161</u>	<u>538,266</u>
<b>PROVISIONS FOR LIABILITIES AND CHARGES</b>			
Provision for future expenditure	13	(417,925)	(380,925)
<b>Net Assets</b>		<u><u>178,236</u></u>	<u><u>157,341</u></u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	14	142	142
Share premium account	15	31,000	31,000
Revenue reserves		147,094	126,199
<b>Shareholders Funds</b>		<u><u>178,236</u></u>	<u><u>157,341</u></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 12/6/15



Matthew Brettler

Company registration no: 1459305

**LAUDERDALE MANSIONS (SOUTH) LIMITED**

**COMPANY BALANCE SHEET  
AS AT 28 SEPTEMBER 2014**

	Notes	£	2014 £	£	2013 £
<b>Fixed assets</b>					
Investments			2		2
<b>Current assets</b>					
Debtors	10	4,444		2,164	
Cash at bank and in hand		582,470		497,498	
			586,914		499,662
<b>Creditors: amounts falling due within one year</b>	11	(60,192)		(41,090)	
Manyplans Limited		(108,657)		(77,507)	
			(168,849)		(118,597)
<b>Net current assets</b>					
			418,065		381,065
Provision for future expenditure b/f		(380,925)		(288,841)	
Current year (surplus)/deficit	13	(37,000)		(92,084)	
Provision for future expenditure c/f			(417,925)		(380,925)
<b>Net assets</b>					
			142		142
<b>Capital and reserves</b>					
Called up share capital	14		142		142
<b>Shareholders' funds</b>					
			142		142

## LAUDERDALE MANSIONS (SOUTH) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 28 SEPTEMBER 2014

#### 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).

The financial statements have been prepared on the going concern basis and the directors confirm their belief in the company's ability to continue as a going concern for a period of at least twelve months from the date of approval of these financial statements.

##### 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 Tangible Fixed Assets and Depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is calculated at rates estimated to write off the cost less

Plant and machinery	5% straight line
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##### 1.5 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.

##### 1.6 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 2014, the income and expenditure of Manyplans Limited was as follows:

	2014		2013	
	£	£	£	£
Ground rents		14,050		14,050
Storage rental		34,418		32,907
Licence fees		4,170		2,750
Other income		-		2,160
		<u>52,638</u>		<u>51,867</u>
Planned maintenance	7,400		76,661	
Sundry	103		1,097	
Legal & Professional	5,328		1,200	
Audit fees	2,160		2,160	
Insurance	-		403	
Inter-co admin charge	10,895		6,389	
Depreciation	633		633	
		<u>(26,519)</u>		<u>(88,543)</u>
Interest receivable		-		-
		<u>26,119</u>		<u>(36,676)</u>

# LAUDERDALE MANSIONS (SOUTH) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 28 SEPTEMBER 2014

<b>3 TURNOVER - GROUP</b>	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Ground rents, storage charges, sale of assets	52,638	51,867
Service charges receivable (note 5)	471,418	471,418
Other Income	4,281	3,551
	<u>          </u>	<u>          </u>
Total turnover	<u>528,337</u>	<u>526,836</u>

### 4 RESULTS FOR THE YEAR BEFORE TAXATION

Are stated after charging:

Auditors' remuneration – audit services	<u>5,063</u>	<u>5,880</u>
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### 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.

<b>6 TAXATION</b>	<b>Group</b>	<b>Company</b>	<b>Group</b>	<b>Company</b>
	<b>2014</b>	<b>2014</b>	<b>2013</b>	<b>2013</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Domestic current year tax</b>				
UK corporation tax	-	-	-	-
Prior year adjustment	-	-	-	-
<b>Deferred Tax</b>				
Origination and reversal of timing differences	5,224	-	(6,896)	-
	<u>5,224</u>	<u>-</u>	<u>(6,896)</u>	<u>-</u>
<b>Current tax charge</b>	<u>5,224</u>	<u>-</u>	<u>(6,896)</u>	<u>-</u>

### 7 ROUTINE AND PLANNED MAINTENANCE EXPENDITURE

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Actual routine expenditure during the year	309,014	339,672
Actual planned maintenance during the year	131,842	45,408
	<u>440,856</u>	<u>385,080</u>
Transfer to/(from) provision for future expenditure (note 13)	37,000	92,084
	<u>477,856</u>	<u>477,164</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 (2013: £NIL) after tax and before dividends which relates to Lauderdale Mansions (South) Limited.

# LAUDERDALE MANSIONS (SOUTH) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 28 SEPTEMBER 2014

9 TANGIBLE ASSETS	Plant and Machinery etc
<b>Cost</b>	
At 29 September 2013	12,669
Additions	-
At 28 September 2014	<u>12,669</u>
<b>Depreciation</b>	
At 29 September 2013	3,656
Charge for the year	633
At 28 September 2014	<u>4,289</u>
NBV at 28 September 2014	<u>8,380</u>
NBV at 28 September 2013	<u>9,013</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 used since 1998. The Charge has never been cancelled and is not relied upon but has been maintained so that it is easier and cheaper to arrange finance should it ever be required in the future.

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

### 10 DEBTORS

	Group 2014 £	Company 2014 £	Group 2013 £	Company 2013 £
Service charge arrears	2,584	2,584	2,164	2,164
Corporation tax receivable	-	-	-	-
Other debtors	47,753	-	52,977	-
Prepayments	2,292	1,860		
	<u>52,629</u>	<u>4,444</u>	<u>55,141</u>	<u>2,164</u>

### 11 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group 2014 £	Company 2014 £	Group 2013 £	Company 2013 £
Service charges received in advance	33,847	33,847	35,653	35,653
Corporation Tax	-	-	-	-
Other creditors	8,492	4,492	4,000	-
Accruals	31,213	21,853	7,598	5,437
	<u>73,552</u>	<u>60,192</u>	<u>47,251</u>	<u>41,090</u>

# LAUDERDALE MANSIONS (SOUTH) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 28 SEPTEMBER 2014

### 12 PROVISIONS FOR LIABILITIES

The deferred tax asset (included in debtors, note 10) is made up as follows:

	2014	
Balance at 29 September 2013	(52,977)	
Profit and loss account	5,224	
	<u>          </u>	
	2014	2013
Other timing differences	(47,753)	(52,977)
	<u>          </u>	<u>          </u>

### 13 PROVISION FOR FUTURE EXPENDITURE

	Group 2014 £	Company 2014 £	Group 2013 £	Company 2013 £
Provision brought forward	380,925	380,925	288,841	288,841
Transfer from routine expenditure and planned maintenance	37,000	37,000	92,084	92,084
	<u>417,925</u>	<u>417,925</u>	<u>380,925</u>	<u>380,925</u>

### 14 SHARE CAPITAL

	2014 £	2013 £
<b>Authorised</b>		
144 Ordinary shares of £1 each	142	142
	<u>          </u>	<u>          </u>
<b>Allotted, called up and fully paid</b>		
144 Ordinary shares of £1 each	142	142
	<u>          </u>	<u>          </u>

### 15 SHARE PREMIUM ACCOUNT

The directors are responsible for preparing the Directors' Report and the financial statements	2014 £	2013 £
At 29 September 2013 and 28 September 2014	31,000	31,000
	<u>          </u>	<u>          </u>

### 16 RELATED PARTY TRANSACTIONS

At the year end £108,657 (2013: £77,507) was owed to Manyplans Limited, a subsidiary of Lauderdale Mansions (South) Limited.

### 17 CAPITAL COMMITMENTS

At the year end there were no capital commitments.



# LAUDERDALE MANSIONS (SOUTH) LIMITED

## ACCOUNTANTS' REPORT FOR THE YEAR ENDED 28 SEPTEMBER 2014

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In accordance with our engagement letter, we have performed the procedures agreed with you and enumerated below with respect to the service charge statement of account set out on page 19 in respect of Lauderdale Mansions for the year ended 28th September 2014.

This report is made to the Landlord for issue with the service charge supplementary information in accordance with the terms of our engagement. Our work has been undertaken to enable us to make this report to the Landlord and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Landlord for our work or for this report.

### Basis of Report

Our work was carried out having regard to TECH 03/11 Accounting for Service Charges published jointly by ICAEW, ARMA and RICS. In summary, the procedures we carried out with respect to the service charge accounts were:

- 1 to check whether the figures contained in the information were extracted correctly from the accounting records maintained by or on behalf of the Landlord;
- 2 to check, based on a sample, whether entries in the accounting records were supported by receipts, other documentation or evidence that we inspected; and
- 3 to check whether all service charge monies for this property are held in designated accounts with Barclays Bank and the balances reconciled to the fund balance shown on the statement of account.

These procedures did not constitute an audit in accordance with International Standards on Auditing (UK and Ireland) and were not designed to provide any assurance regarding whether the amounts charged are a reasonable amount for the services, or whether those services were provided effectively.

Had we performed additional procedures or had we performed an audit or review of the financial statements in accordance with International Standards on Auditing (UK and Ireland) or International Standards on Review of Engagements, other matters might have come to our attention that would have been reported to you.

### Report of actual findings:

- (a) With respect to item 1 we found the figures in the statement of account to have been extracted correctly from the accounting records.
- (b) With respect to item 2 we found that those entries in the accounting records that we checked were supported by receipts, other documentation or evidence that we inspected.

The With respect to item 3 we found that all service charge monies for the property were held in the designated account and the balances reconciled to the fund balance shown on page 5 of the statement of account.

*Rouse Partners LLP*  
Rouse Partners LLP  
55 Station Road  
Beaconsfield  
HP9 1QL

Date 23/6/15

LAUDERDALE MANSIONS (SOUTH) LIMITED

SERVICE CHARGE ACCOUNT

For the year ended 28 September 2014

		2014		2013
	£	£	£	£
<b>Routine expenditure</b>				
Porterage	- wages	25,470	26,071	
	- rates and utilities	4,400	3,849	
				29,920
Cleaning	- contracts	25,938	24,637	
	- general	2,245	1,425	
	- refuse removal	-	818	
				26,880
Garden		15,606	17,726	
Pest control		2,664	2,364	
Electricity		7,786	6,074	
Insurance		87,200	84,957	
				113,256
Professional	- management fee	-	40,000	111,121
	- audit	2,903	3,720	
	- executive administration	34,998	21,710	
	- bookkeeping services	18,120	-	
	- legal and professional fees	4,440	-	
				60,461
Maintenance	- staff costs	63,902	82,889	65,430
	- sub-contractor labour	11,373	13,212	
	- general	6,599	10,461	
	- entryphone	1,406	1,983	
	- fire safety	2,458	1,982	
				85,738
Administration		2,401		110,527
				2,183
Less: Admin charge to subsidiary		(10,895)		(6,389)
				309,014
<b>Planned maintenance</b>				339,672
Building works		87,102	12,220	
Subcontractor labour		44,740	33,188	
				131,842
				440,856
Transfer to (from) provision for future expenditure		37,000		385,080
				92,084
				477,856
<b>Representing:</b>	Service charges receivable	471,418		471,418
	Other income	4,281		3,551
	Interest receivable	2,157		2,195
	Corporation tax	-		-
				477,856