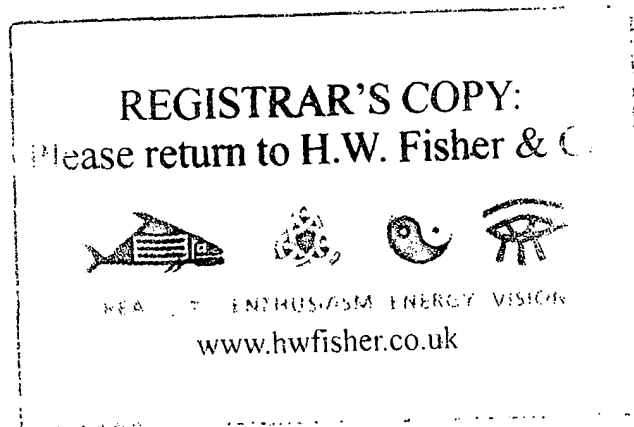


BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 SEPTEMBER 2017



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BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
COMPANY INFORMATION

Directors	J. Hare	
	D. Judd	
	P. Spyker	
	R. Myddelton	
	P. Piecha	
	D. Ghosh	
	J Earle	(Appointed 12 April 2017)
	J Cranney	(Appointed 12 April 2017)
Secretary	R. Myddelton	
Company number	2296250	
Registered office	Acre House 11-15 William Road London NW1 3ER United Kingdom	
Auditor	H W Fisher & Company Limited Acre House 11-15 William Road London NW1 3ER United Kingdom	
Bankers	Coutts & Co 440 The Strand London WC2R 0QS	

BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
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BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
DIRECTORS' REPORT

FOR THE YEAR ENDED 28 SEPTEMBER 2017

The directors present their annual report and financial statements for the year ended 28 September 2017.

Principal activities

The principal activity of the company is that of property management.

The financial statements exclude service charge income and expenditure. The service charge contributions paid by tenants towards the property costs are held in trust by the company for the tenants' benefit in accordance with Section 42 of the Landlords and Tenants Act 1987. Separate service charge accounts have been prepared and the funds held in respect of this are detailed in note 8 to the financial statements.

Directors

The directors who served during the year were:

J. Hare

D. Judd

P. Spyker

R. Myddelton

P. Piecha

D. Ghosh

S. Burns

J Earle

J Cranney

(Resigned 29 November 2016)

(Appointed 12 April 2017)

(Appointed 12 April 2017)

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the 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 auditor is aware of that information.

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

On behalf of the board


P. Spyker

Director

20 March 2018



BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE YEAR ENDED 28 SEPTEMBER 2017

The directors are responsible for preparing the annual report 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 surplus or deficit 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.

BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF BEDFORD COURT MANSIONS LIMITED

Opinion

We have audited the financial statements of Bedford Court Mansions Limited (the 'company') for the year ended 28 September 2017 which comprise the Income and Expenditure Account, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 28 September 2017 and of its deficit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

**BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
INDEPENDENT AUDITOR'S REPORT (CONTINUED)
TO THE MEMBERS OF BEDFORD COURT MANSIONS LIMITED**

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

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.

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

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 auditor's 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.

Alan Lester (Senior Statutory Auditor)
for and on behalf of H W Fisher & Company Limited

Chartered Accountants
Statutory Auditor
Acre House
11-15 William Road
London
NW1 3ER
United Kingdom

20 March 2018

BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 28 SEPTEMBER 2017

		28 September	Period
		2017	ended
	Notes	£	28 September
			2016
			£
Income		60,471	50,059
Administrative expenses		(49,995)	(23,622)
Other operating income		2,275	-
Operating surplus		12,751	26,437
Decrease in fair value of investment property	2	(65,000)	(105,000)
Deficit before taxation		(52,249)	(78,563)
Taxation		8,041	36,750
Deficit for the financial year		(44,208)	(41,813)


BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
BALANCE SHEET

AS AT 28 SEPTEMBER 2017

	Notes	2017 £	£	2016 £	£
Fixed assets					
Tangible assets	3		637,397		640,273
Investment properties	4		1,330,000		1,395,000
			<u>1,967,397</u>		<u>2,035,273</u>
Current assets					
Debtors	5	450		3,485	
Cash at bank and in hand		18,562		14,378	
			<u>19,012</u>		<u>17,863</u>
Creditors: amounts falling due within one year	6		<u>(94,855)</u>		<u>(109,333)</u>
Net current liabilities			<u>(75,843)</u>		<u>(91,470)</u>
Total assets less current liabilities			1,891,554		1,943,803
Provisions for liabilities	7		<u>(89,209)</u>		<u>(97,250)</u>
Net assets			<u>1,802,345</u>		<u>1,846,553</u>
Reserves					
Revaluation reserve	10		935,934		989,215
Capital reserve			800,000		800,000
Income and expenditure account			66,411		57,338
Members' funds			<u>1,802,345</u>		<u>1,846,553</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors and authorised for issue on 20 March 2018 and are signed on its behalf by:


P. Spyker
Director



Company Registration No. 2296250

BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 SEPTEMBER 2017

1 Accounting policies

Company information

Bedford Court Mansions Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is Acre House, 11-15 William Road, London, NW1 3ER, United Kingdom. The company is a residents' management company and holds tenant service charge monies on trust in accordance with section 42 of the Landlord and Tenant Act 1987.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

The company had net current liabilities as at 28 September 2017. Expenditure borne by the company was met in part by the loan of service charge funds. The directors intend to repay this loan from the company's cash flow as soon as practicable and have prepared the financial statements on a going concern basis accordingly.

1.3 Income and expenditure

Income represents ground rents, flat rents and other charges receivable. Income is recognised in the financial statements as it becomes receivable.

Expenditure is recognised in the financial statements as it becomes due and includes VAT where applicable as the company cannot reclaim it.

Service charge income and expenditure is not recognised in the company's financial statements. Such monies are collected and expended by the company in a trustee capacity on behalf of the tenants.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold Land and buildings	Not depreciated
Fixtures, fittings & equipment	15% Straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to surplus or deficit.

BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 28 SEPTEMBER 2017

1 Accounting policies

(Continued)

1.5 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as the reporting end date. The surplus or deficit on revaluation is recognised in the income and expenditure account. As accumulated fair value gains in respect of investment property are not realised they are transferred to a revaluation reserve which is separately presented in the balance sheet.

1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in the income and expenditure account.

1.7 Cash and cash equivalents

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Impairment of financial assets

Financial assets, other than those held at fair value through surplus and deficit, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in surplus or deficit.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in surplus or deficit.

Classification of financial liabilities

Financial liabilities are classified between basic financial liabilities and other financial liabilities according to the substance of the contractual arrangements entered into. All of the company's financial liabilities have been classified as basic financial liabilities.

BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 28 SEPTEMBER 2017

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and loans and other borrowings that meet the relevant conditions, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

1.9 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.10 Service charge funds

Service charge contributions paid by tenants towards the property costs but unspent as at the reporting date constitute service charge assets which are held in trust by the company for tenants' benefit in accordance with Section 42 of the Landlord and Tenants Act 1987. As the company has no beneficial interest in these funds they are not recognised as an asset in the company's financial statements.

2 Amounts written off investments

	2017	2016
	£	£
Fair value gains/(losses)		
Changes in the fair value of investment properties	(65,000)	(105,000)
	<u> </u>	<u> </u>

BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 28 SEPTEMBER 2017

3 Tangible fixed assets

	Land and buildings	Plant and machinery etc	Total
	£	£	£
Cost			
At 29 September 2016 and 28 September 2017	625,410	19,177	644,587
Depreciation and impairment			
At 29 September 2016	-	4,314	4,314
Depreciation charged in the year	-	2,876	2,876
At 28 September 2017	-	7,190	7,190
Carrying amount			
At 28 September 2017	625,410	11,987	637,397
At 28 September 2016	625,410	14,863	640,273

4 Investment property

	2017 £
Fair value	
At 29 September 2016	1,395,000
Revaluations	(65,000)
At 28 September 2017	1,330,000

Investment property comprises certain flats in Bedford Court Mansions, not subject to long leases, which are let by the company in order to generate rental income. The fair value of the investment property has been arrived at on the basis of a valuation carried out by the directors. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties and generally available capital value indices.

5 Debtors

	2017 £	2016 £
Amounts falling due within one year:		
Other debtors	450	950
Prepayments and accrued income	-	2,535
	450	3,485

BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 28 SEPTEMBER 2017

6 Creditors: amounts falling due within one year

	2017	2016
	£	£
Amounts due to service charge fund	57,674	75,377
Other creditors	19,098	14,640
Accruals and deferred income	18,083	19,316
	<u>94,855</u>	<u>109,333</u>

7 Deferred taxation

Deferred tax assets and liabilities are offset where the company has a legally enforceable right to do so. The following is the analysis of the deferred tax balances (after offset) for financial reporting purposes:

	Liabilities	Liabilities
	2017	2016
	£	£
Balances:		
Accelerated capital allowances	2,038	2,500
Tax losses	(25,110)	(29,250)
Revaluations	112,281	124,000
	<u>89,209</u>	<u>97,250</u>
		2017
Movements in the year:		£
Liability at 29 September 2016		97,250
Timing differences in income and expenditure		3,678
Credit to other comprehensive income		(11,719)
		<u>89,209</u>
Liability at 28 September 2017		<u>89,209</u>

The deferred tax liability set out above is not expected to reverse within 12 months and relates primarily to cumulative revaluation gains on investment property. This liability will reverse as a result of: sale of the relevant property, future decreases in the fair value of the property or through the offset of future losses of the company against which relevant gains can be relieved.

BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 28 SEPTEMBER 2017

8 Service charge funds

Reconciliation of movement in service charge funds in the period:-

	£
Funds as at 1 October 2016	712,676
Part I surplus/(deficit) for the period	41,527
Part II (deficit)/surplus for the period	(747,202)
Funds as at 28 September 2017	<u>7,001</u>

The service charge assets and liabilities held on trust by the company on behalf of the leaseholders comprised:-

	£
Debtors	111,436
Cash	514,714
Creditors	(619,149)
Service charge net assets	<u>7,001</u>

9 Members' liability

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding £1.

10 Revaluation reserve

	2017 £	2016 £
At beginning of year	989,215	1,049,215
Transfer to retained earnings	(53,281)	(60,000)
At end of year	<u>935,934</u>	<u>989,215</u>

BEDFORD COURT MANSIONS LIMITED
(LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 28 SEPTEMBER 2017

11 Financial commitments, guarantees and contingent liabilities

As at the reporting date the company had the following financial commitment:-

In respect of a service charge allocation appeal to the Upper Tribunal the company was committed to meet legal fees and disbursements of £15,000, covered by undertakings from certain members to contribute sufficient funds to cover those costs.