

# **The Beeches Management (No. 12) Limited**

Report of the director and unaudited financial statements for the year ended

31 December 2024  
Company No 03709392

# The Beeches Management (No. 12) Limited

## FINANCIAL STATEMENTS

YEAR ENDED 31st DECEMBER 2024

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**THE BEECHES MANAGEMENT (NO 12) LIMITED**

**REPORT OF THE DIRECTORS**

**YEAR ENDED 31st DECEMBER 2024**

The director submits their report together with the financial statements for the year ended 31st December 2024.

**PRINCIPAL ACTIVITIES**

The principal activity of the company is to own, manage, maintain and administer land and buildings at 5 - 16 Gander Drive, The Beeches in Basingstoke. The company operates on behalf of the leaseholders who are members of the company in accordance with the terms of the leases and relevant company law. The freehold of the site has been recognised in these accounts at a nominal value of £1.

**BUSINESS REVIEW**

The company operated as Residents Management Company during the year on a non-profit basis.

**SERVICE CHARGE ACCOUNTS**

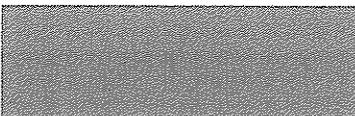
The director has produced the statutory accounts for the period to show the service charge accounts passing through the company as they consider the company is acting as a principal rather than agent to the members.

**DIRECTORS**

The director shown below has held office during the whole of the period from 1 January 2024 to the date of this report.

Nicola Jane Hayes

BY ORDER OF THE BOARD



John Robert Morris FCMA CGMA MTPI  
Company Secretary  
5 April 2025

Registered Office:  
15 Windsor Road, Swindon, SN3 1JP

Registered in England No 03709392  
[www.thebeeches.rmcweb.site](http://www.thebeeches.rmcweb.site)

## THE BEECHES MANAGEMENT (NO 12) LIMITED

Registered Number 03709392

### Income Statement

For the year ended 31 December 2024

31 December 2024 31 December 2023

	Notes	£	£
<b>TURNOVER</b>	2	14,760	13,764
Administrative expenses	10	(11,318)	(14,826)
<b>OPERATING SURPLUS/(DEFICIT)</b>		<b>3,442</b>	<b>(1,062)</b>
Interest receivable and similar income	6	592	360
<b>RETAINED SURPLUS/(DEFICIT) FOR THE YEAR</b>		<b>4,034</b>	<b>(702)</b>

**THE BEECHES MANAGEMENT (NO 12) LIMITED**

Registered Number 03709392

**Balancing Statement as at 31 December 2024**

	Notes	31 December 2024		31 December 2023	
		£	£	£	£
Freehold	11		1		1
<b>CURRENT ASSETS</b>					
Cash at Bank		21,947		18,548	
Debtors	4	61		58	
		<u>22,008</u>		<u>18,606</u>	
<b>CREDITORS</b>					
Amounts falling due within one year	5	(7,095)		(7,727)	
<b>NET CURRENT ASSETS</b>			14,913		10,879
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u><u>14,914</u></u>		<u><u>10,880</u></u>
<b>RESERVES</b>					
Service charge reserves	7		14,914		10,880
<b>Leaseholders' Funds</b>			<u><u>14,914</u></u>		<u><u>10,880</u></u>

a. For the year ending 31 December 2024 the company was entitled to exemption under section 477 of the Companies Act 2006.

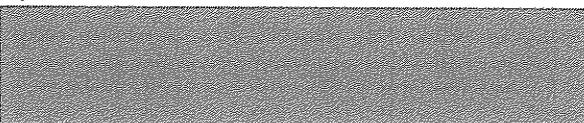
b. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

c. The directors acknowledge their responsibility for:

- i. ensuring the company keeps accounting records which comply with Section 386; and
- ii. preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its surplus or deficit for the financial period, in accordance with the requirements of section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as is applicable to the company.

These accounts 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 on 5 April 2025 and signed on its behalf by:



Nicola Jane Hayes - director

**THE BEECHES MANAGEMENT (NO. 12) LIMITED**

Registered Number 03709392

**NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31st DECEMBER 2024**

**1 ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with provisions applicable to companies subject to the small companies' regime and as required under section 21(5) of the Landlord & Tenant Act 1985 and the RICS Service Charge Residential Management Code.

**2 STATUTORY INFORMATION**

The Beeches Management (No. 12) Limited is a private company, limited by guarantee, registered in England and Wales. The company's registered number and registered office address can be found on the Directors' Report page.

The average number of employees during the year was: none (2023: none)

**3 TURNOVER**

Turnover represents the amounts derived from the provision of services during the year, exclusive of value added tax.

	<b><u>31.12.2024</u></b>	<b><u>31.12.2023</u></b>
	£	£
Service charges	14,760	13,764

**4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b><u>31.12.2024</u></b>	<b><u>31.12.2023</u></b>
	£	£
Trade Debtors - <i>money owed as outstanding Service Charges</i>	-	-
Payments in advance	61	58
	<b><u>61</u></b>	<b><u>58</u></b>

**5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b><u>31.12.2024</u></b>	<b><u>31.12.2023</u></b>
	£	£
Accrued expenses - <i>costs incurred but not yet paid</i>	1,278	949
Service Charges received from leaseholders in advance	5,817	6,778
	<b><u>7,095</u></b>	<b><u>7,727</u></b>

**6 INTEREST RECEIVABLE**

	<b><u>31.12.2024</u></b>	<b><u>31.12.2023</u></b>
	£	£
On bank deposits	486	360
Interest chargeable on overdue accounts	106	-
	<b><u>592</u></b>	<b><u>360</u></b>

**7 SERVICE CHARGE RESERVES**

As at 1 January 2024	£	10,880
Surplus for the year (note 9)		4,034
As at 31st December 2024		<b><u>14,914</u></b>

The company policy is that service charge reserves should be maintained at a level equal to approximately 2 years service charge income in order to avoid large fluctuations in service charge demands from year to year.

**THE BEECHES MANAGEMENT (NO. 12) LIMITED**

Registered Number 03709392

**NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31st DECEMBER 2024**

*The following notes do not form part of the statutory accounts:*

<b>8 Reconciliation of operating surplus or deficit to operating cash flows</b>	<b>31.12.2024</b>	<b>31.12.2023</b>
	£	£
Operating surplus/(deficit)	3,442	(1,062)
(Increase)/decrease in debtors (note 4)	(3)	488
(Decrease)/increase in operating creditors (note 5)	(632)	5,163
Net cash inflow from operating activities	<u>2,807</u>	<u>4,589</u>

<b>9 Analysis of changes in cash during the year.</b>	<b>31.12.2024</b>	<b>31.12.2023</b>
	£	£
Balance brought forward	18,548	13,599
Net cash inflow/(outflow) (note 8)	2,807	4,589
Interest received (note 6)	592	360
Balance at year-end	<u>21,947</u>	<u>18,548</u>

<b>10 Detailed Income and Expenditure</b>	<b>31.12.2024</b>	<b>31.12.2023</b>
	£	£
Total Income (note 2)	14,760	13,764
Electrical maintenance	(121)	(230)
Redecoration	-	(2,640)
Buildings maintenance	(1,087)	(232)
Internal cleaning	(1,049)	(1,023)
Waste clearance	(20)	-
Grounds maintenance	(2,040)	(1,910)
Maintenance - trees	(750)	(1,800)
Communal electricity	(24)	(419)
Accountancy	(840)	(840)
Management fees	(3,744)	(3,581)
Fire risk assessment	-	(490)
Insurance - buildings	(1,393)	(1,249)
Insurance - directors & officers	(225)	(207)
Insurance - rebuild cost assessment	-	(180)
Companies House fees	(13)	(13)
Sundry	(12)	(12)
	<u>(11,318)</u>	<u>(14,826)</u>
Operating surplus/(deficit)	3,442	(1,062)
Add Interest received (note 6)	592	360
To/(from) service charge reserves (note 7)	<u>4,034</u>	<u>(702)</u>

**11 OTHER INFORMATION**

**Ground Rent**

The freehold of the property is owned by the company and includes twelve apartments with leases granted for 999 years from 1 January 1991 at a peppercorn (£0.00) ground rent. The freehold is recognised in the accounts at a nominal value of £1.

**Service charge**

The company has appointed a managing agent to manage the site on its behalf. The managing agent advises the company on the level of service charges based on forecast expenditure.

**Commissions and kick backs**

No commissions or kick-backs of any kind are received by the managing agent or the company directors.