The Beeches Management (No. 12) Limited

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

31 December 2025

Company No 03709392

The Beeches Management (No. 12) Limited

FINANCIAL STATEMENTS

YEAR ENDED 31st DECEMBER 2025

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THE BEECHES MANAGEMENT (NO 12) LIMITED

REPORT OF THE DIRECTORS

YEAR ENDED 31st DECEMBER 2025

The director submits their report together with the financial statements for the year ended 31st December 2025.

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 Company acts as trustee of the service charge funds in accordance with section 42 of the Landlord and Tenant Act 1987.

DIRECTORS

The director shown below has held office during the whole of the period from 1 January 2025 to the date of this report.

Nicola Jane Hayes

BY ORDER OF THE BOARD

Nicola Jane Hayes
Director
2 March 2026

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

Registered in England No 03709392
W: TheBeeches.bml.site

THE BEECHES MANAGEMENT (NO 12) LIMITED

Service Charge Income and Expenditure Account

(Statutory Trust Account)

For the year ended 31 December 2025

	Notes	31 December 2025	31 December 2024
		£	£
INCOME	2	15,540	14,760
Administrative expenses	10	(11,647)	(11,318)
EXCESS OF INCOME OVER EXPENDITURE BEFORE INTEREST		**3,893**	**3,442**
Interest receivable and similar income	6	623	592
SURPLUS TRANSFERRED TO SERVICE CHARGE FUND		**4,516**	**4,034**

THE BEECHES MANAGEMENT (NO 12) LIMITED

Balance Sheet at 31 December 2025	Notes	**31 December 2025** £	£	**31 December 2024** £	£
Freehold	11		1		1
CURRENT ASSETS					
Cash at Bank		24,261		21,947	
Debtors	4	61		61	
		24,322		22,008	
CREDITORS					
Amounts falling due within one year	5	(4,893)		(7,095)	
NET CURRENT ASSETS			19,429		14,913
TOTAL ASSETS LESS CURRENT LIABILITIES			**19,430**		**14,914**
SERVICE CHARGE FUND (statutory trust)					
Service charge reserve fund (non-distributable)	7		**19,430**		**14,914**

a. For the year ending 31 December 2025 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 2 March 2026 and signed on its behalf by:

Nicola Jane Hayes - director

THE BEECHES MANAGEMENT (NO. 12) LIMITED

NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31st DECEMBER 2025

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.

Basis of Preparation – Service Charge Activities

The Company is a Residents' Management Company established to manage the property in accordance with the terms of the lease.

Under the lease and pursuant to section 42 of the Landlord and Tenant Act 1987, service charge monies demanded and received from leaseholders are held on statutory trust for the contributing leaseholders.

Accordingly:

Service charge funds are not beneficially owned by the Company.

The Company acts as trustee in respect of these monies.

The service charge transactions do not constitute trading activities of the Company.

Service charge income and expenditure are accounted for separately from the Company's own funds.

The service charge bank accounts are held in the name of the Company as trustee. Although the Company has legal title to the bank accounts, the funds therein are held on statutory trust for the leaseholders and are not beneficially owned by the Company.

Recognition of Service Charge Income

Service charge income represents amounts receivable from leaseholders in accordance with the lease.

Such amounts are credited to the service charge fund and applied solely towards expenditure incurred in accordance with the lease.

Any surplus or deficit at the year end is carried forward within the service charge fund and does not represent distributable profit of the Company.

Interest Earned on Service Charge Funds

Interest earned on bank accounts holding service charge monies, together with interest charged on overdue service charge balances in accordance with the lease, is credited to the service charge fund.

Such interest forms part of the statutory trust monies held for the leaseholders and is not beneficially owned by the Company.

Company Income and Activities

The Company does not trade and does not carry on any business activity in its own right.

The Company has no income or expenditure beneficially its own.

All monies held in the Company's bank accounts relate solely to service charge funds held on statutory trust for the leaseholders pursuant to section 42 of the Landlord and Tenant Act 1987.

The Company acts solely as trustee in respect of these funds.

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 (2024: none)

THE BEECHES MANAGEMENT (NO. 12) LIMITED

NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31st DECEMBER 2025

3 INCOME

Income represents the amount charged as service charges to leaseholders during the year.

	31.12.2025	31.12.2024
	£	£
Service charges	15,540	14,760

4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.2025	31.12.2024
	£	£
Trade Debtors - *money owed as outstanding service charges*	-	-
Payments in advance - *prepaid insurance*	61	61
	61	**61**

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.2025	31.12.2024
	£	£
Accrued expenses - *costs incurred but not yet paid*	1,287	1,278
Service charges received from leaseholders in advance	3,606	5,817
	4,893	**7,095**

6 INTEREST RECEIVABLE

	31.12.2025	31.12.2024
	£	£
On bank deposits	481	486
Interest chargable on overdue accounts	142	106
	623	592

7 SERVICE CHARGE RESERVES

	£
Opening service charge reserves at 1 January 2025	14,914
Surplus for the year (note 9)	4,516
Closing service charge reserve at 31st December 2025	**19,430**

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 following statements are presented for information purposes only and relate to the service charge fund.

8 Reconciliation of operating surplus or deficit to operating cash flows

	31.12.2025	31.12.2024
	£	£
Operating surplus	3,893	3,442
Increase in debtors (note 4)	0	(3)
Decrease in operating creditors (note 5)	(2,202)	(632)
Net cash inflow from operating activities	1,691	2,807

9 Analysis of changes in cash during the year.

	31.12.2025	31.12.2024
	£	£
Balance brought forward	21,947	18,548
Net cash inflow (note 8)	1,691	2,807
Interest received (note 6)	623	592
Balance at year-end	24,261	21,947

THE BEECHES MANAGEMENT (NO. 12) LIMITED

NOTES TO FINANCIAL STATEMENTS FOR PERIOD ENDED 31st DECEMBER 2025

10 Detailed Income and Expenditure	31.12.2025	31.12.2024
	£	£
Total Income (note 2)	15,540	14,760
Electrical maintenance	(491)	(121)
Buildings maintenance	(510)	(1,027)
Window cleaning	(205)	(120)
Internal cleaning	(825)	(989)
Waste clearance	(90)	(20)
Grounds maintenance	(1,873)	(2,040)
Maintenance - trees	(200)	(750)
Communal electricity	(232)	(24)
Accountancy	(840)	(840)
Management fees	(4,032)	(3,744)
Fire risk assessment	(558)	-
Insurance - buildings	(1,467)	(1,393)
Insurance - directors and officers liability insurance	(227)	(225)
Companies House fees	(34)	(13)
Bank charges	(51)	-
Sundry	(12)	(12)
	(11,647)	**(11,318)**
Operating surplus	3,893	3,442
Add Interest received (note 6)	623	592
Transferred to service charge reserves (note 7)	**4,516**	**4,034**

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 (if demanded). 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.

Service charge allocation

Service charges are levied equally between 12 flats in accordance with the lease

Commissions and incentives

No commissions or incentive payments of any kind are received by the managing agent or the company directors.