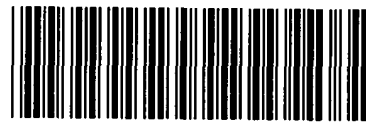


COMPANY NO 01214831

**BRAVER COURT (TEDDINGTON)**  
**RESIDENTS ASSOCIATION LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2022**

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**NOTICE OF THE ANNUAL GENERAL MEETING**

NOTICE IS HEREBY GIVEN that the ANNUAL GENERAL MEETING of the Shareholders of Braver Court (Teddington) Residents Association Limited will be held at FLAT 1, BRAVER COURT on MONDAY 17 OCTOBER 2022 at 8.00 p.m. to transact the following business.

- (1) To receive, consider and adopt the Accounts for the year ended 30 June 2022 together with Directors' Report.
- (2) To elect Directors.
- (3) To discuss the maintenance of Braver Court.
- (4) Any other business.

Dated this

**D BYWORTH - SECRETARY**

**Registered Office:**

2 Castle Business Village  
Station Road, Hampton  
Middlesex TW12 2BX

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**NOTE:** A Member entitled to attend and vote at the above Meeting may appoint a proxy to attend and vote on his behalf, and such proxy need not also be a Member of the Company.

**REPORT OF THE DIRECTORS**

The Directors present their report and the financial statements for the year ended 30 June 2022.

**PRINCIPAL ACTIVITY**

The principal activity is to supervise the management of the property at Braver Court for the mutual benefit of the Leaseholders.

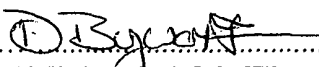
**DIRECTORS**

The following persons held office as Directors during the year:

Mrs A J M Timms  
Mr J Steer  
Mr D Byworth  
Ms K M Allen

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

**BY ORDER OF THE BOARD**

  
.....  
**DANIEL BYWORTH**  
**SECRETARY**

*24 August 2022*

**REGISTERED OFFICE:**

2 Castle Business Village, Station Road,  
Hampton, Middlesex TW12 2BX

**STATEMENT OF INCOME AND RETAINED EARNINGS FOR THE YEAR ENDED  
30 JUNE 2022**

	<b>2022</b>	<b>2021</b>
<b>INCOME</b>		
Ground Rents	634	634
<b>EXPENDITURE</b>		
Head Rent	-	-
Administration Expenses	634	634
	<hr/>	<hr/>
<b>OPERATING SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES</b>	-	-
<b>RETAINED EARNINGS AT THE START OF THE YEAR</b>	-	-
Transfer to other Provision	-	-
	<hr/>	<hr/>
<b>RETAINED EARNINGS AT THE END OF THE YEAR</b>	<u>£NIL</u>	<u>£NIL</u>

**BRAVER COURT (TEDDINGTON) RESIDENTS ASSOCIATION LIMITED**  
**(COMPANY NO. 01214831)**

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**STATEMENT OF FINANCIAL POSITION AT 30 JUNE 2022**

	NOTE	2022	2021
<b>FIXED ASSETS</b>			
<b>TANGIBLE ASSETS</b>			
Freehold Land subject to 9 Leases in Braver Court, Udney Park Road, Teddington, Middlesex. At cost including professional costs and disbursements		75,305	75,305
<b>CURRENT ASSETS</b>			
Debtors	3	100	100
<b>CREDITORS - due within one year</b>	4	10	10
		<u>90</u>	<u>90</u>
		75,395	75,395
<b>CREDITORS – amount due after more than one year</b>	5	75,305	75,305
<b>NET ASSETS</b>		<u>£90</u>	<u>£90</u>
<b>EQUITY SHAREHOLDERS' FUNDS</b>	6		
<b>Called up Share Capital</b>			
Allotted, Issued and Fully Paid 9 Ordinary Shares of £10 each		£90	£90

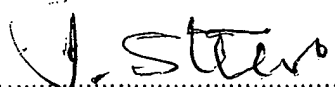
For the year ended 30 June 2022 the company was entitled to exemption from audit under Section 477 Companies Act 2006 relating to small companies.

The shareholders have not required the company to obtain an audit of its financial statements for the year in question in accordance with Section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These accounts have been prepared in accordance with the special provisions relating to small companies.

These financial statements were approved by the board of directors and authorised for issue on 29 August 2022 and are signed on behalf of the board by:



**JACK STEER – DIRECTOR**

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED

30 JUNE 2022

## 1. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102, "The Financial Reporting Standard applicable in the UK and the Republic of Ireland", taking advantage of the disclosure exemptions available to small entities in Section 1A of the Standard.

## 2. ACCOUNTING POLICIES

The principal accounting policies which are adopted in the preparation of the Company's Accounts are as follows:

## a. Basis of Preparation

The financial statements have been prepared on the historical cost basis.

## b. Accounting for Service Charges

The company is responsible for the management of Braver Court, Udney Park Road, Teddington and collects service charges from lessees in order to fund expenditure incurred in the management of the property. These service charge funds are held in trust for the lessees as required by the Landlord and Tenant Act 1987. Transactions relating to the management of the property are reported separately to the lessees and are excluded from the company's financial statements.

3.	<b>DEBTORS:</b> Amounts falling due within one year	<b>2022</b>	<b>2021</b>
	Ground Rent	-	6
	Due from 1-9 Braver Court, Udney Park Road Service Charge Account	100	94
		<u>£100</u>	<u>£100</u>
		=====	=====
4.	<b>CREDITORS</b> – due within one year		
	Garage Ground Rents	£10	£10
		=====	=====
5.	<b>CREDITORS</b> – amounts due after more than one year		
	Contributions towards the cost of acquiring the freehold with no fixed date for repayment	£75,305	£75,305
		=====	=====
6.	<b>SHARE CAPITAL</b>		
	<b>Allotted, issued and fully paid:</b>		
	Number                  Class                  Nominal Value		
	9                          Ordinary                  £10	£90	£90
		=====	=====

## 7. INVESTMENT

Banco Santander Shares (formerly Alliance & Leicester Shares):-

- Alliance & Leicester Free allocation of 250 Shares at a cost of £NIL converted to 83 Banco Santander Shares on 27 November 2008. Since that date additional shares have been issued so that the total holding at 30 June 2022 was 120 shares (2021 – 120 shares).

- Market Value at 30 June 2022 £336 (2021 - £469).

## 8. TAXATION

The Company is a mutual trading Company and accordingly there is no liability to tax on income other than investment income which is charged to Corporation Tax at a rate of 19%. However, HM Revenue & Customs have agreed to treat the Company as dormant for taxation purposes.