Company registration number 02666421

Thackeray Mews Limited

Report of the Board and Financial Statements

Year ended 31 March 2016

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Thackeray Mews Limited

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Thackeray Mews Limited

Company information

Director	Jan Petrovic (nee Kinoulty)
Secretary	Angela Drum
Registered office	Two Pancras Square King's Cross London N1C 4AG www.circle.org.uk
Company number	02666421
Auditor	KPMG LLP Chartered Accountants 15 Canada Square London E14 5GL

Thackeray Mews Limited

Director's report

The director presents her report, together with the audited financial statements of Thackeray Mews Limited ('the Company') for the year ended 31 March 2016.

Business review

The Company is a member of Circle Housing ('the Group').

The principal activity of the Company during the year was managing the common parts of the Thackeray Mews Estate.

The profit for the year ended 31 March 2016 is £nil (2015: profit of £nil).

Income arises from service charges paid by tenants of the Thackeray Mews Estate. Service charges are set annually in advance and are based on the expected costs of the common parts of the estate plus any shortfall from prior years.

Director

The director of the Company during the year was Jan Petrovic (nee Kinoulty).

The director did not receive any emoluments from the Company during the year.

Dividends

The director does not recommend the payment of a dividend (2015: £nil).

Equal opportunities

The Company has a policy of equal opportunities in all matters. The policy complies with all aspects of best practice.

Health and safety

The Board is aware of its responsibilities on all matters relating to health and safety. The Company has prepared detailed health and safety policies and provides staff training and education on health and safety matters.

Statement of director's responsibilities in respect of the director's report and the financial statements

The director is responsible for preparing the director's report and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *the Financial Reporting Standard applicable in the UK and Republic of Ireland.*

Under company law the director 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 director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The director is 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

The director is responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disclosure of information to auditor

The director who held office at the date of approval of this director's report confirms that, so far as she is aware, there is no relevant audit information of which the Company's auditor is unaware; and the director has taken all the steps that she ought to have taken as a director, to make herself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

By order of the Board

J Petrovic
Director



Date: 29/11/16

Independent auditor's report to the members of Thackeray Mews Limited

We have audited the financial statements of Thackeray Mews Limited for the year ended 31 March 2016 set out on pages 7 to 13. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice), including FRS 102 *the Financial Reporting Standard applicable in the UK and Republic of Ireland.*

This report is made solely to the Company's member, 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 member 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 member, as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the Director's Responsibilities Statement set out on page 4, the director is 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

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2016 and of its result for the year then ended;
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

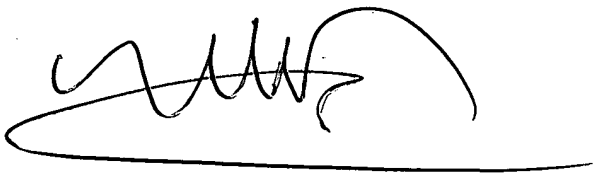
Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Director's Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Independent auditor's report to the members of Thackeray Mews Limited (continued)

Matters on which we are required to report by exception (continued)

- 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 take advantage of the small companies exemption from the requirement to prepare a strategic report.



Harry Mears (Senior Statutory Auditor)

for and on behalf of KPMG LLP, Statutory Auditor

Chartered Accountants

15 Canada Square
London
E14 5GL

Date: 16 December 2016

Statement of Comprehensive Income for the year ended 31 March 2016

	Note	2016	2015
		£	£
Turnover		**3,304**	3,773
Cost of sales		**(1,940)**	(2,657)
Gross profit		**1,364**	1,116
Administration expenses		**(1,364)**	(1,116)
Profit on ordinary activities before taxation	3	**-**	-
Tax on profit on ordinary activities		**-**	-
Profit on ordinary activities after taxation		**-**	-

The results included in the statement of comprehensive income relate wholly to continuing activities.

There were no recognised gains or losses other than the result shown in the statement of comprehensive income; consequently no statement of total recognised gains and losses has been prepared.

The notes on pages 9 to 14 form part of the financial statements.

Thackeray Mews Limited

Statement of Financial Position as at 31 March 2016

Company registration number: 02666421

	Note	2016	2015
		£	£
Tangible fixed assets			
Land		**1**	1
Current assets			
Debtors	6	**4,664**	3,299
		4,664	3,299
Creditors: amounts falling due within one year	7	**(3,760)**	(2,395)
Net current assets		**904**	904
Net Assets		**905**	905
Capital and reserves			
Share capital	9	**13**	13
Profit and loss account	10	**892**	892
Equity shareholders' funds		**905**	905

The notes on pages 9 to 13 form part of the financial statements.

The financial statements were approved by the Board on 29 November 2016 and signed on its behalf by:

J. Petrovic

Jan Petrovic
Director

Angela Drum
Secretary

Thackeray Mews Limited

Notes to the financial statements
for the year ended 31 March 2016

1. Legal status

Thackeray Mews Limited ('the Company') is a private company limited by shares, incorporated in England and Wales under the Companies Act 2006.

2. Accounting policies

The Director believes it is appropriate to prepare the financial statements on a going concern basis, having reviewed the financial forecast and performance of the Company. The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom, including Financial Reporting Standard 102 – 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS 102').

A summary of the more important accounting policies, which have been consistently applied, is set out below:

a) Basis of accounting

This is the first year in which the financial statements have been prepared under FRS 102.

First Time Adoption of FRS 102

On transition to FRS102, the Group has chosen to apply the following:

- As permitted by paragraphs 11.2(c) and 12.2(c) of FRS102, The Group has chosen to apply the recognition and measurement provisions of IFRS 9 Financial Instruments, the disclosure requirements of Sections 11 and 12 and the presentation requirements, as appropriate, of 11.38A or 12.25B to account for all of its financial instruments.

An explanation of how the transition to FRS102 has affected financial position and financial performance of the Company is provided in note 13. Amounts presented have been rounded to the nearest £1 unless otherwise stated.

The financial statements are presented in Sterling (£), on an accruals basis and under the historical cost convention.

The Company has adopted the following disclosure exemptions:

- The requirement to present a statement of cash flows and related notes
- Financial instrument disclosures, including:
    - Categories of financial instruments,
    - Items of income, expenses, gains or losses relating to financial instruments, and
    - Exposure to and management of financial risks.
- The requirement to present a reconciliation of the number of shares outstanding at the beginning and end of the period

b) Significant judgements and estimates

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the Statement of Financial Position date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. It also requires management to exercise judgement in applying the Company's accounting policies. . There are no significant judgements or estimates applied to the Company's financial statements.

c) Turnover and revenue recognition

Turnover represents income in respect of service charge, grounds maintenance and management fees. *Income is recognised as receivable on the delivery of services provided.*

d) Current and deferred taxation

Deferred tax is provided for on differences between the treatment of certain items for taxation and accounting purposes, unless the Company is able to control the reversal of the timing difference and it is probable that the timing difference will not reverse in the foreseeable future.

Deferred tax assets are only 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. Deferred tax is calculated using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

With the exception of changes arising on the initial recognition of a business combination, the tax expense (income) is presented either in the Income Statement, other comprehensive income or equity depending on the transaction that resulted in the tax expense (income).

Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. Deferred tax assets and deferred tax liabilities are offset only if the Company has a legally enforceable right to set off current tax assets against current tax liabilities, and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously.

3. Profit on ordinary activities before taxation

The result for the year is stated after charging:

	2016	2015
	£	£
Auditor's remuneration (inclusive of VAT):		
- for audit services	**1,364**	1,116

4. Employee information

The Company has no employees. All employees acting on behalf of the Company are employed by Circle Anglia Limited.

5. Taxation on profit on ordinary activities

Analysis of tax charge	2016 £	2015 £
Current tax	-	-
Deferred tax	-	-
Total tax charge	-	-

The current tax charge for the year is equal to (2015: equal to) the result before tax shown in the profit and loss account multiplied by the standard rate of corporation tax in the UK of 20% (2015: 21%).

No deferred tax asset has been recognised in the current or prior year because there is not sufficient evidence that the Company will generate profits against which the asset may be set against and become realised. A deferred tax asset of £719 (2015: £719) has not been recognised.

6. Debtors

Due within one year	2016 £	2015 £
Amounts due from Group undertakings	**4,664**	3,299
	4,664	3,299

7. Creditors: amounts falling due within one year

	2016 £	2015 £
Amounts owed to Group undertakings	**2,481**	-
Other creditors	**1,279**	2,395
	3,760	2,395

8. Related party transactions

Circle Thirty Three Housing Trust Limited collected £3,304 (2015: £3,773) service charge income on behalf of the Company. As at the year end Circle Thirty Three Housing Trust Limited owed the Company £4,664 (2015: £3,299).

During the year Circle Thirty Three Housing Trust Limited paid and recharged costs of £3,304 (2015: £2,657) on behalf of the Company. As at the year end the Company owed Circle Thirty Three Housing Trust Limited £nil (2015: £nil).

During the year Circle Anglia Limited paid and recharged audit fees of £1,364 (2015: £1,116) on behalf of the Company. At the year end the Company owed Circle Anglia Limited £2,480 (2015: £1,116).

Notes to the financial statements for the year ended 31 March 2016 (continued)

9. Share capital

	2016 £	2015 £
Authorised share capital		
1000 ordinary shares of £1 each	**1,000**	1,000
Issued share capital		
13 ordinary shares of £1 each	**13**	13
As at 31 March 2016	**13**	13

10. Profit and loss account

	2016 £	2015 £
As at 1 April 2015	**892**	892
Profit for the year	**-**	-
As at 31 March 2016	**892**	892

11. Reconciliation of movement in shareholders' funds

	2016 £	2015 £
Profit for the year	**-**	-
Opening shareholders' funds	**905**	905
Closing shareholders' funds	**905**	905

12. Ultimate parent undertaking

The Company is a subsidiary of Circle Thirty Three Housing Trust Limited.

The ultimate parent undertaking and ultimate controlling party is Circle Anglia Limited, which is incorporated in the UK under the Co-operative and Community Benefit Societies Act 2014.

The largest Group in which the results of the Company are consolidated is that headed by Circle Anglia Limited. No other group financial statements include the results of the Company.

The consolidated financial statements of the Group are available to the public and may be obtained from Circle Anglia Limited's registered office at Two Pancras Square, King's Cross, London, N1C 4AG.

13. Explanation of transition to FRS 102 from old UK GAAP

Thackeray Mews Limited has adopted FRS 102 for the year ended 2016. There are no changes to the comparatives.

14. Events after the end of the reporting period

On 29th November 2016, Circle Anglia Limited transferred its engagements to Affinity Sutton Group Limited. Affinity Sutton Group is now the Company's ultimate parent undertaking.