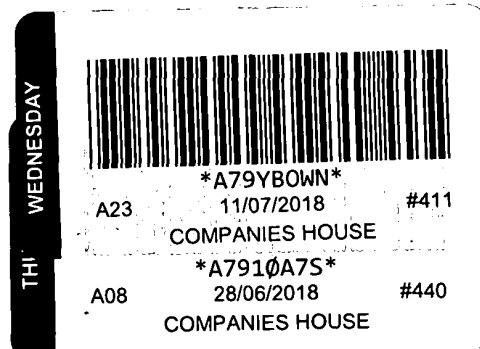


HATTON COURT RESIDENTS COMPANY LTD

REPORT AND FINANCIAL STATEMENTS

30 SEPTEMBER 2017

Company Number: 885791



HATTON COURT RESIDENTS COMPANY LIMITED

FINANCIAL STATEMENTS

for the Year ended 30th September 2017

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Pages 1 to 9 contain the information for filing with the Registrar of Companies. The audit examination is confined to pages 2 to 9.

HATTON COURT RESIDENTS COMPANY LIMITED**COMPANY INFORMATION****30th September 2017****Directors**

Mr J Minto
Mr D Harrison
Mr D J Myers
Mr C Shawyer
Mr T Clark
Ms H Akiluyi (appointed 15/12/16)
Mr B Lockyer (appointed 15/12/16)

Company Secretary

Mr C Shawyer

Company Number
Registered in England & Wales

885791

Registered Office

18 Woodlands Park
Bexley
Kent
DA5 2EL

Bankers

NatWest Bank
Chislehurst Branch
11 High Street
Chislehurst
Kent
BR7 5AR

Auditors

Latham Lambourne Ltd
Chartered Accountants
Registered Auditors
18 Woodlands Park
Bexley
Kent
DA5 2EL

Solicitors

Thackray Williams LLP
Kings House
32-40 Widmore Road
Bromley
Kent
BR1 1RY

HATTON COURT RESIDENTS COMPANY LIMITED
DIRECTORS' REPORT
30th September 2017

The Directors present their report and the audited financial statements for the year ended 30th September 2017.

Business Review

During the year the company's principal activity continued to be that of managing the property known as Hatton Court and undertaking the repairs and maintenance of common parts. The adoption of FRED 50 has resulted in all such income and expenditure being reflected in the profit and loss account. The assets representing the balance of the service charge account continue to be excluded from the company balance sheet.

Directors

The Directors who served during all or part of the year were as follows:

Mr J Minto
Mr D Harrison
Mr D J Myers
Mr C Shawyer
Mr T M Clark
Ms H Akiluyi
Mr B Lockyer

Fixed Assets

There have been no changes to fixed assets

Statement of Directors' Responsibilities

The directors are responsible for preparing the Report of the Directors 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 until 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 those financial statements, the Directors are required to

- select suitable accounting policies and apply them consistently;
- make judgements and 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 proper 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.

HATTON COURT RESIDENTS COMPANY LIMITED
DIRECTORS' REPORT
30th September 2017

Statement as to Disclosure of Information to Auditors

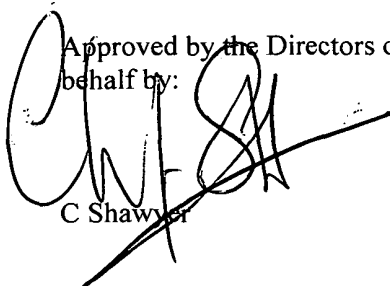
So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Auditors

The auditors, Latham Lambourne Ltd, will be proposed for re-appointment at the forthcoming Annual General Meeting

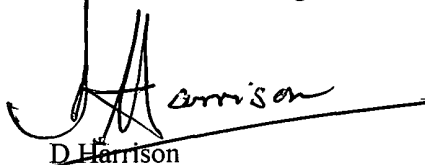
This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by the Directors on 9 November 2017 and signed on their behalf by:



C Shawyer

Chairman



D Harrison

Director

**Report of the Independent Auditors to the shareholders of
HATTON COURT RESIDENTS COMPANY LIMITED**

We have audited the financial statements of Hatton Court Residents Company Limited for the year ended 30 September 2017 on pages 6 to 9. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 a Report of the Auditors 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.

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' Responsibilities set out on page two, the directors are 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

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition we read all the financial and non-financial information in the Report of the Directors to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

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 30th September 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; and
- have been prepared in accordance with the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

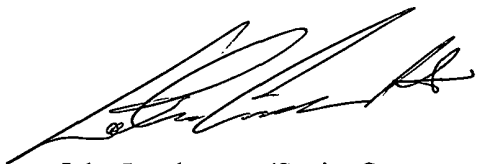
Report of the Independent Auditors to the shareholders of

HATTON COURT RESIDENTS COMPANY LIMITED

Matters on which we are required to report by exception

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 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 the audit; or



John Lambourne (Senior Statutory Auditor)
For and on behalf of Latham Lambourne Ltd
Chartered Accountants and
Statutory Auditors
Bexley, Kent
27 November 2017

HATTON COURT RESIDENTS COMPANY LIMITED
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 30 SEPTEMBER 2017

	Notes	2017 £	2016 £
Income		83,550	82,151
Other Charges		66,814	65,461
Operating Profit/(loss)		<u>16,736</u>	<u>16,690</u>
Interest receivable and similar income		0	0
Net Surplus/ (Deficit) before Taxation		16,736	16,690
Taxation		0	0
Surplus/(Deficit) after Taxation for the year		<u>16,736</u>	<u>16,690</u>

There were no recognised gains and losses other than those included in the Income and Expenditure Account.

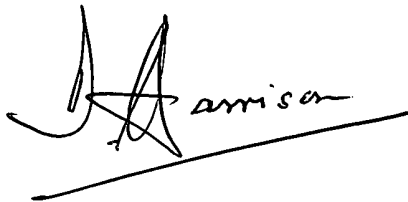
HATTON COURT RESIDENTS COMPANY LIMITED
BALANCE SHEET
AS AT 30 SEPTEMBER 2017

	Notes	£	2017 £	2016 £
TANGIBLE FIXED ASSETS	2		4,277	4,277
CURRENT ASSETS				
Debtors	4	3,403	2,608	
Cash at Bank and in Hand		<u>200</u>	<u>200</u>	
		3,603	2,808	
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	5	<u>818</u>	<u>11</u>	
Net Current Assets			2,785	2,797
Accruals and deferred income	5		2,585	2,597
NET ASSETS			<u>4,477</u>	<u>4,477</u>
Representing CAPITAL AND RESERVES				
Share Capital	6		4,477	4,477
Reserves			<u>0</u>	<u>0</u>
Total Funds			<u>4,477</u>	<u>4,477</u>

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

These financial statements were approved by the board on 23 November 2017 and signed on their behalf by:

Mr. D Harrison - Director



**HATTON COURT RESIDENTS COMPANY LIMITED
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 30 SEPTEMBER 2017**

1 Trust Status

- a) A statutory trust is imposed over service charge monies received under Section 42 of the Landlord and Tenant Act 1987 and the company acts as a trustee in this capacity; and
- b) the closing balance of cash and other assets are held in trust by the company.

2 Accounting Policies

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard 102 Section 1A for small companies "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

- a) **Depreciation**
These financial statements depart from Companies Act 2006 and Financial Reporting Standard 105 as depreciation has not been charged on the freehold property. The nature of the company's business and the regulatory environment in which it operates means that the company has to carry put a regular programme of maintenance to ensure it's premises continue to meet the required high standards throughout it's estimated residual life. In the opinion of the directors the effect of this maintenance is that the estimated residual value of the freehold buildings is never less than cost and so the total amount that would be subject to depreciation is not material. For this reason it is not necessary to account for depreciation.

If depreciation were provided the profit would be reduced and there would be an equivalent reduction in the value of the tangible fixed assets and retained profit and balance sheet total. Had depreciation been charged over a straight line basis over 50 years the income and expenditure account would have been charged £85 and the net book value of the property at 30 September 2017 would be £nil
- b) **Service Charges Receivable**
Service charges represent the service charges due from the lessees of the flats of 1 to 37 Hatton Court.
- c) **Income**
Income represents service charges and recoverable charges on leasehold assignments.
- d) Following adoption of FRED 50 all income and expenditure is reflected in the profit and loss account. The assets representing the balance of the service charge account continue to be excluded from the company balance sheet.

3 Freehold Property

This represents the purchase of the Property Freehold title and Ground Rents of Flats 1 to 37 and Garages 1 to 35 at Hatton Court, subject to leases.

4 Debtors

	2017	2016
	£	£
Owed from service Charge account	2,596	2,360
	<u>2,596</u>	<u>2,360</u>

5 Creditors: Amounts Falling Due Within One Year

	2017	2016
	£	£
Accruals	2,585	2,349
Corporation Tax	11	11
	<u>2,596</u>	<u>2,360</u>

**HATTON COURT RESIDENTS COMPANY LIMITED
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 30 SEPTEMBER 2017**

6 Share Capital

	2017 £	2016 £
Authorised - 37 shares of £121 each	<u>4,477</u>	<u>4,477</u>
Issued - 37 shares of £121 each	<u>4,477</u>	<u>4,477</u>

7 Reconciliation of Shareholders Funds

	2017 £	2016 £
Shareholders funds at 1 October 2016	0	0
Surplus for the year	<u>0</u>	<u>0</u>
Shareholders funds at 30 September 2017	<u>0</u>	<u>0</u>

As the assets representing the balance of service charges are not assets of the company, the company has no net funds.

8 Controlling Party

Each flat owner owns one share in the company. The company is capable of being controlled by any group of shareholders holding more than 50% of the company's capital.

9 Transactions with Related Parties

Each shareholder of the company has made payments to the company for service charges during the years ended 30 September 2017 and 30 September 2016 and benefit from the activities of the company through the maintenance of the communal areas.

10 APB Ethical Standard - Provisions available for small entities

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

11 Employees

The company had no employees in 2017 or 2016.