Company Registration No. 01641970 (England and Wales)

CHESTERFIELD HOUSE MANAGEMENT LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2018

CHESTERFIELD HOUSE MANAGEMENT LIMITED

COMPANY INFORMATION

Directors	Dr A Stacey	
	Mr G F Hutchings	
	Mrs P Gold	
	Mr V Vareldzis	
	Mr D Man Ka Ho	(Appointed 18 December 2017)
Secretary	A S M Blixt	
Company number	01641970	
Registered office	Chesterfield House South Audley Street London W1K 1HA	
Auditor	Berley Chartered Accountants, Statutory Auditors 76 New Cavendish Street London W1G 9TB	

CHESTERFIELD HOUSE MANAGEMENT LIMITED

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CHESTERFIELD HOUSE MANAGEMENT LIMITED

CHAIRMAN'S STATEMENT

FOR THE YEAR ENDED 31 MARCH 2018

The annual statement provides full details of the Company's activities for the financial year ending 31st March 2018 and key points are highlighted below. It also provides the opportunity to update lessees on the matters to which the Board of Chesterfield House Management Limited has been attending in the last year.

Accounts and Overall Financial Position
The accounts for the year ending March 2018 show on page 7 that there is an operating profit of £98,525 and a profit after taxation of £1,464,677 when the increase in value of the Company's assets is taken into account. The Company's nett value has increased to £9,011,826 in 2018 from £7,547,149 in 2017, as shown on page 8.

Service Charge and Refurbishment Fund
The service charge demand from the lessees of £757,114 in 2017 / 2018 remained the same as that in 2016 / 2017 - the seventh year in the last eight years in which the service charge has not been increased. Service charge expenditure in 2017 / 2018 was similar to that in the previous year at £713,049, resulting in an underspend of the service charge income of £45,265. The refurbishment fund contribution was set at £160,000 in 2017 / 2018.

Administrative expenses
The schedule of administrative expenses incorporates expenses in relation to both the service charges and additional costs incurred by the Company, as noted in note 1.9 on page 13. The total administrative expenditure for the period is shown as £872,679. However, this includes a transfer of the unspent service charge surplus to other creditors for return to the lessees or, as is the case at the end of 2017/2018, for the utilisation on the maintenance of Chesterfield House. The total of administrative expenses for the period, if this transfer is excluded, is £827,414. This is an increase from £770,951 in 2016 / 2017. Some costs were lower in 2017 / 2018, notably those related to the garage, general building repairs and energy ('light and heat'). The increased costs are associated mainly with insurance, accountancy and legal fees. Additional professional fees were incurred for accounting and legal advice on the extension of leases to 999 years from the current 90 years which was offered to lessees in late 2017. These costs will be offset by the premia to be received by the Company in due course. However, significant legal fees were also incurred in response to the claims made against the Board by a small group in the second half of 2017. These were rejected by a very significant majority of the members and the associated costs now have to be borne by all.

Reserves
The Company's reserves consist of the income received from the Company's assets, i.e. the flats and the car park, and the unrealised gains on revaluation of the Company's properties, less deferred taxation on those gains. It is shown in the detailed trading profit and loss account that the rental income from the Company's flats and garage was £153,165 in 2017 / 2018 which compares with £174,936 in 2016 / 2017. A review of the figures indicates that this is due to a reduction in car park season ticket holders in the last year and rental voids as a result of tenancies changing in three of the Company flats. The Company's nett value has increased to £9,011,666 in 2017 / 2018 from £7,547,149 in 2016 / 2017. It was agreed with the Company's auditors that the service charges and refurbishment fund contributions should be separated from the Company's income for accounting purposes. As stated in notes 1.9 and 7 to the accounts, the refurbishment funds and surplus service charges are treated as other creditors as they do not form part of the assets of the company.

Focus moving forward
The focus in the year 2017 / 2018 has been, following the completion of the Windows Replacement Project, on the routine management of the buildings and on other matters requiring attention in the foreseeable future. The Board is mindful of the need to keep costs under control as far as possible and it undertook recently a review of contracts. Reductions in costs have been achieved in some areas and the Board will continue to seek competitive prices as far as possible. The buildings are over eighty years old and require continuous maintenance to keep them to the required standard. For this reason, the Board has continued to raise contributions to the refurbishment fund, though it is also apparent that the reserves will be boosted by the premia payable for the lease extensions. The position will be reviewed as the lease extension process progresses and further information becomes available.

CHESTERFIELD HOUSE MANAGEMENT LIMITED

CHAIRMAN'S STATEMENT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

Conclusion

In conclusion, the Company has emerged from the year 2017 / 2018 in a sound financial position, the service charge remains unchanged for yet another year and a major external refurbishment of the buildings has been completed. Continual improvements are being undertaken and the staff continue to provide good service. I am particularly grateful to the General Manager, Annika Blixt, for her dedicated service to the Board, the lessees and the residents of Chesterfield House. I would also like to thank the members of the Board, i.e. Sir Colin Corness (who retired in October 2017), Mrs. P. Gold, Mr. G. Hutchings, Mr. D. Man and Mr. V. Vareldzis for their invaluable contributions to the running of the Company and who are a pleasure to work with.

A. Stacey

Dr A Stacey
Director
20 June 2018

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2018

The directors present their annual report and financial statements for the year ended 31 March 2018.

Principal activities
The principal activity of the company continued to be that of managing the property of Chesterfield House for the benefit of its residents.

Directors
The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Dr A Stacey	
Mr G F Hutchings	
Sir C R Corness	(Resigned 20 October 2017)
Mrs P Gold	
Mr V Vareldzis	
Mr D Man Ka Ho	(Appointed 18 December 2017)

Auditor
The auditor, Berley Chartered Accountants, Statutory Auditors, is deemed to be reappointed under section 487 (2) of the Companies Act 2006.

Statement of directors' responsibilities
The directors are responsible for preparing the annual report 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 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 directors are required to:

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

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board

A. Stacey

Dr A Stacey
Director
20 June 2018

CHESTERFIELD HOUSE MANAGEMENT LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CHESTERFIELD HOUSE MANAGEMENT LIMITED

Opinion

We have audited the financial statements of Chesterfield House Management Limited (the 'company') for the year ended 31 March 2018 which comprise the Statement of Comprehensive Income, the Statement Of Financial Position, the Statement of Changes in Equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF CHESTERFIELD HOUSE MANAGEMENT LIMITED

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

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 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.

Responsibilities of directors
As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: http://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

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 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Jeremy H Berman (Senior Statutory Auditor)
76 New Cavendish Street, London, W1G 9TB

For and on behalf of
Berley Chartered Accountants, Statutory Auditors

20 July 2018

CHESTERFIELD HOUSE MANAGEMENT LIMITED

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2018

	Notes	2018 £	2017 £
Turnover		912,729	934,500
Administrative expenses		(872,679)	(770,951)
Other operating income		3,920	3,530
Windows replacement contributions	2	-	1,676,533
Windows replacement expense	2	54,555	(2,624,808)
Operating profit/(loss)		98,525	(781,196)
Interest receivable and similar income		404	2,914
Fair value gains and losses on investment properties	4	1,237,475	-
Profit/(loss) before taxation		1,336,404	(778,282)
Taxation		128,273	(18,564)
Profit/(loss) for the financial year		1,464,677	(796,846)
Other comprehensive income		-	-
Total comprehensive income for the year		1,464,677	(796,846)

CHESTERFIELD HOUSE MANAGEMENT LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2018

	Notes	2018 £	2018 £	2017 £	2017 £
Fixed assets					
Investment properties	5		10,437,475		9,200,000
Current assets					
Debtors	6	277,838		236,587	
Cash at bank and in hand		677,099		545,512	
		954,937		782,099	
Creditors: amounts falling due within one year	7	(769,396)		(676,757)	
Net current assets			185,541		105,342
Total assets less current liabilities			10,623,016		9,305,342
Provisions for liabilities	8		(1,611,190)		(1,758,193)
Net assets			9,011,826		7,547,149
Capital and reserves					
Called up share capital	9		98		98
Profit and loss reserves			9,011,728		7,547,051
Total equity			9,011,826		7,547,149

These financial statements 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 and authorised for issue on 20 June 2018 and are signed on its behalf by:

A. Stacey

Dr A Stacey
Director

Company Registration No. 01641970

CHESTERFIELD HOUSE MANAGEMENT LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 MARCH 2018

	Share capital	Other reserves	Profit and loss reserves	Total
	£	£	£	£
Balance at 1 April 2016	98	881,391	8,343,897	9,225,386
Year ended 31 March 2017:				
Loss and total comprehensive income for the year	-	-	(796,846)	(796,846)
Transfers	-	(865,733)	-	(865,733)
Other movements	-	(15,658)	-	(15,658)
Balance at 31 March 2017	98	-	7,547,051	7,547,149
Year ended 31 March 2018:				
Profit and total comprehensive income for the year	-	-	1,464,677	1,464,677
Balance at 31 March 2018	98	-	9,011,728	9,011,826

1 Accounting policies

Company information

Chesterfield House Management Limited is a private company limited by shares incorporated in England and Wales. The registered office is Chesterfield House, South Audley Street, London, W1K 1HA. The principal activity of the company continues to be that of the management of the property of Chesterfield House for the benefit of its residents.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Turnover

Turnover represents amounts receivable for rents, interest and service charges within the United Kingdom.

Revenue from rental properties are recognised as they are invoiced. Rentals are generally invoiced monthly in advance of the month of occupancy, unless alternate arrangements are agreed. The lengths of the leases vary by property.

Revenue from service charges is recognised by the period to which those charges relate. Service charges are raised biannually in advance, in two six month tranches.

1.3 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

1.4 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies (Continued)

1.5 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

1 Accounting policies **(Continued)**

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

1.6 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.7 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are 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. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1 Accounting policies **(Continued)**

1.8 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.9 Service charge income and expenditure

The income and expenditure recognised in the accounts encompasses all transactions entered into by the company in its own right and also on behalf of the leaseholders. Any short term surpluses in relation to annual service charge income and expenditure, along with any funds held on behalf of the leaseholders for future refurbishment expenditure, are recognised as liabilities within other creditors.

2 Exceptional costs/(income)

	2018 £	2017 £
Windows replacement contributions	-	(1,676,533)
Windows replacement expense	(54,555)	2,624,808
	(54,555)	948,275

During the preparation of the Chesterfield House Management Limited accounts for the Year ended 31 March 2017, provision was made for settlement of expected outstanding liabilities, as professionally, advised in relation to remaining elements of the Windows Project. Final settlement was negotiated at a lower level of valuation hence the negative expense in the current period.

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was 13 (2017 - 13).

4 Fair value adjustments

	2018 £	2017 £
Fair value gains/(losses)		
Changes in the fair value of investment properties	1,237,475	-

5 Investment property

	2018
	£
Fair value	
At 1 April 2017	9,200,000
Revaluations	1,237,475
At 31 March 2018	10,437,475

Investment properties represent the Company's interest in the long leasehold of five flats and two other structures at the property known as Chesterfield House. The investment properties undergo regular external valuation with review undertaken, by the board of directors, of the carrying value in the intervening periods. No depreciation is provided in respect of these properties. The latest external valuation of the investment property was carried out at 31 March 2016 by Savills (UK) Limited Chartered Surveyors, who are not connected with the company. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties. The directors have updated the valuation based on the same factors and are of the opinion that the above valuation is appropriate for the current period.

6 Debtors

	2018	2017
Amounts falling due within one year:	£	£
Trade debtors	191,259	152,094
Other debtors	86,579	84,493
	277,838	236,587

7 Creditors: amounts falling due within one year

	2018	2017
	£	£
Trade creditors	18,766	6,177
Corporation tax	18,736	18,570
Other taxation and social security	13,753	14,943
Other creditors	718,141	637,067
	769,396	676,757

Included within other creditors is an amount of £205,409 held on behalf of the leaseholders in respect of refurbishment funds and short term service charge surpluses.

8 Provisions for liabilities

	2018	2017
	£	£
Deferred tax liabilities	1,611,190	1,758,193
	1,611,190	1,758,193

9 Called up share capital

	2018	2017
	£	£
Ordinary share capital		
Authorised		
100 Ordinary shares of £1 each	100	100
Issued and fully paid		
98 Ordinary shares of £1 each	98	98

10 Controlling party

The company has no ultimate controlling party.

All of the Directors are members of the company and as lessees contribute to the service charges and ground rent on the same basis as all other lessees.