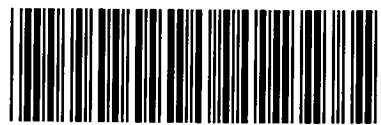


REGISTRARS COPY

Company Registration No. 02542552 (England and Wales)

40 LIMES GROVE LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2014

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40 LIMES GROVE LIMITED

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40 LIMES GROVE LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2014

The directors present their report and financial statements for the year ended 31 December 2014.

Principal activities

The principal activity of the company in the year under review was that of managing, upkeeping and maintaining the freehold property known as 40 Limes Grove, London SE13.

In carrying these activities the company acts as principal in relation to the collection of service charges and transacting with third party suppliers.

However under Section 42 of the Landlord and Tenant Act 1987 a statutory trust is imposed over service charge monies received and the company acts as a trustee in this capacity.

Directors

The following directors have held office since 1 January 2014:

D Wotherspoon
P Best
G Maddalena
Y Kushko

Auditors

The auditors, Errington Langer Pinner, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

Statement of directors' responsibilities

The directors are responsible for preparing the Directors' 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.

40 LIMES GROVE LIMITED

DIRECTORS' REPORT (CONTINUED)

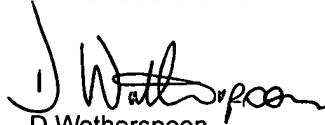
FOR THE YEAR ENDED 31 DECEMBER 2014

Statement of disclosure to auditors

So far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the directors 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 auditors are aware of that information.

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

On behalf of the board



D Wotherspoon

Director

3 March 2015

40 LIMES GROVE LIMITED

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF 40 LIMES GROVE LIMITED

We have audited the financial statements of 40 Limes Grove Limited for the year ended 31 December 2014 set out on pages 5 to 9. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

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 auditors' 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.

Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement set out on pages 1 - 2, 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, including APB Ethical Standard - Provisions Available for Small Entities (Revised), in the circumstances set out in note 9 to the financial statements.

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 Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of 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 31 December 2014 and of its loss 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 requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

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

40 LIMES GROVE LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED) TO THE MEMBERS OF 40 LIMES GROVE 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 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and from preparing a strategic report.



Michael Pinner (Senior Statutory Auditor)
for and on behalf of Errington Langer Pinner

3 March 2015

Chartered Accountants
Statutory Auditor

Pyramid House
956 High Road
Finchley
London
N12 9RX

40 LIMES GROVE LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2014

	Notes	2014 £	2013 £
Turnover		4,516	1,420
Administrative expenses		(8,894)	(2,715)
		—	—
Loss on ordinary activities before taxation	2	(4,378)	(1,295)
Tax on loss on ordinary activities		-	-
Loss for the year	7	<u>(4,378)</u>	<u>(1,295)</u>

40 LIMES GROVE LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2014

	Notes	2014 £	£	2013 £	£
Fixed assets					
Tangible assets	3		1,463		1,463
Current assets					
Debtors	4	312		419	
Cash at bank and in hand		-		2,547	
		<u>312</u>		<u>2,966</u>	
Creditors: amounts falling due within one year	5	<u>(5,675)</u>		<u>(3,950)</u>	
Net current liabilities			<u>(5,363)</u>		<u>(984)</u>
Total assets less current liabilities			<u>(3,900)</u>		<u>479</u>
Capital and reserves					
Called up share capital	6		4		4
Profit and loss account	7		<u>(3,904)</u>		<u>475</u>
Shareholders' funds			<u>(3,900)</u>		<u>479</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and the Financial Reporting Standard for Smaller Entities (effective April 2008).

Approved by the Board for issue on 3 March 2015

Paula Best

P Best
Director

Company Registration No. 02542552

40 LIMES GROVE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2014

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Turnover

Turnover represents service charges invoiced to lessees.

1.4 Tangible fixed assets and depreciation

Tangible fixed assets other than freehold land are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Land and buildings Freehold

No depreciation provided

2 Operating loss

Operating loss is stated after charging:
Auditors' remuneration

2014	2013
£	£
330	318
<u>330</u>	<u>318</u>

3 Tangible fixed assets

Cost

At 1 January 2014 & at 31 December 2014

Land and
buildings
£

1,463

Depreciation

At 1 January 2014 & at 31 December 2014

-

Net book value

At 31 December 2014

1,463

At 31 December 2013

1,463

40 LIMES GROVE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2014

4	Debtors	2014 £	2013 £
	Trade debtors	-	125
	Other debtors	312	294
		<u>312</u>	<u>419</u>

5	Creditors: amounts falling due within one year	2014 £	2013 £
	Trade creditors	-	147
	Other creditors	5,675	3,803
		<u>5,675</u>	<u>3,950</u>

6	Share capital	2014 £	2013 £
	Allotted, called up and fully paid		
	4 Ordinary shares of £1 each	4	4
		<u>4</u>	<u>4</u>

Under the terms of the company's Memorandum of Association no distribution may be made to the members.

7	Statement of movements on profit and loss account	Profit and loss account £
	Balance at 1 January 2014	474
	Loss for the year	(4,378)
	Balance at 31 December 2014	<u>(3,904)</u>

8 Contingent liabilities

There are no contingent liabilities apart from the company's day to day obligation to maintain the common parts of 40 Limes Grove. Expenditure so incurred is recoverable from the lessees, including the directors, under the terms of their lease. An amount of £3,449 (2013 - £3,449) is owed to the shareholders, including the directors, being amounts loaned to the company on an interest free basis.

40 LIMES GROVE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) **FOR THE YEAR ENDED 31 DECEMBER 2014**

9 Auditors' Ethical Standards

In common with many 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.

10 Statutory trust

Under Section 42 of the Landlord and Tenant Act 1987 whilst the company acts as principal in relation to the collection of service charges and transacting with third party suppliers any cash balance and other assets representing service charge monies are held in a statutory trust.

Accordingly such cash balances and other assets are not recognised within these financial statements.

The closing balance of such cash balances and other assets held in trust by the company is £2,587.

11 Related party relationships and transactions

The company is controlled by a voting majority of its members and accordingly there is no controlling related party. The income of the company is derived from its members in proportion to the size of their respective properties. There were no other related party transactions other than as disclosed elsewhere in the financial statements.