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SOUTH DOCKS MARINA BLOCK A (FLOUGH WAY) RESIDENTS
ENFRANCHISEMENT COMPANY LIMITED

REGISTERED NO. 3197862

DIRECTORS
Miss P J Bull
M J McCutcheon
A R McGill

SECRETARIES
A R McGill

REGISTERED OFFICE
Suite 7
Aspect House
Pattenden Lane
Marden
Kent
TN12 9QJ

REPORT AND FINANCIAL STATEMENTS
31ST MAY 2013

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SOUTH DOCKS MARINA BLOCK A (PLOUGH WAY) RESIDENTS
ENFRANCHISEMENT COMPANY LIMITED

REPORT OF THE DIRECTORS

The directors present their annual report together with the financial statements of the company for the year ended 31st May 2013.

PRINCIPAL ACTIVITIES

The company's principal activity during the year was the owning of the freehold of the land and buildings known as Block A, 151-153 Plough Way, South Docks Marina, London, SE16 7LN.

DIRECTORS

The directors that held office during the whole of the period 1st June 2012 to the date of this report were as follows:

Miss F J Bull
M J McCutcheon
A R McGill

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

By Order of the Board



A R McGill
Secretary

Date: 17th July 2013

SOUTH DOCKS MARINA BLOCK A (PLOUGH WAY) RESIDENTS
ENFRANCHISEMENT COMPANY LIMITED

ACCOUNTANTS' REPORT ON THE UNAUDITED ACCOUNTS TO THE DIRECTORS

In accordance with the engagement letter, and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company for the year ended 31st May 2013, set out on pages 3 to 5 from the accounting records and information and explanations you have given us.

This report is made to the Company's Board of Directors, as a body, in accordance with the terms of engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the Company's Board of Directors that we have done so, and state those matters we have agreed to state to them in this report and for no other purposes. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's Board of Directors as a body, for our work or this report.

We have carried out this engagement in accordance with technical guidance issued by the Association of Chartered Certified Accountants and have complied with the ethical guidance laid down by the Association relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet as at 31st May 2013 your duty to ensure that the company has kept adequate accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirements for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.


THOMPSON PARTNERSHIP
Chartered Certified Accountants

Date: 25th July 2013

Clermont House, High Street, Cranbrook, Kent, TN17 3DN

SOUTH DOCKS MARINA BLOCK A (PLOUGH WAY) RESIDENTS
ENFRANCHISEMENT COMPANY LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MAY 2013

	2013	2012
INCOME		
Ground rent	205	280
Sale of part of freehold	6,573	-
	-----	-----
	6,778	280
	-----	-----
ADMINISTRATIVE EXPENSES		
Management fees	704	156
Accountants' fees	168	168
Bank charges	67	55
Sundry expenses	13	14
	-----	-----
	952	393
	-----	-----
PROFIT/(LOSS) FOR THE YEAR BEFORE TAXATION	5,826	(113)
TAXATION	-	-
	-----	-----
PROFIT/(LOSS) FOR THE YEAR AFTER TAXATION	5,826	(113)
Dividends	8,988	-
	-----	-----
	(3,162)	(113)
	-----	-----
ACCUMULATED PROFIT BROUGHT FORWARD	3,938	4,051
	-----	-----
ACCUMULATED PROFIT CARRIED FORWARD	776	3,938
	=====	=====

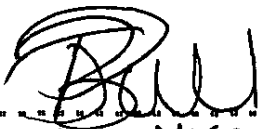
SOUTH DOCKS MARINA BLOCK A (PLOUGH WAY) RESIDENTS
ENFRANCHISEMENT COMPANY LIMITED
REGISTERED NUMBER 3197862
BALANCE SHEET AS AT 31ST MAY 2013

	2013	2012
FIXED ASSETS		
Freehold land and buildings	22,000	22,000
	-----	-----
CURRENT ASSETS		
Debtors	-	-
Cash at bank - Current account	798	3,959
	-----	-----
	798	3,959
CREDITORS: amounts falling due within one year	-	-
	-----	-----
NET CURRENT ASSETS	798	3,959
	-----	-----
TOTAL ASSETS LESS LIABILITIES	22,798	25,959
	=====	=====
CAPITAL AND RESERVES		
Issued share capital	22	21
Share premium account	22,000	22,000
Profit and loss account	776	3,938
	-----	-----
	22,798	25,959
	=====	=====

These accounts have been prepared in accordance with the special provisions relating to small companies within Part 15 Companies Act 2006 and the Financial Reporting Standard for Small Entities.

The directors have:-

- a) taken advantage of the exemption under S477 Companies Act 2006 in not having these accounts audited
- b) confirmed that no notice has been deposited under S476 Companies Act 2006
- c) acknowledge their responsibility for:
 - i) ensuring that the company keeps accounting records which comply with S386 Companies Act 2006
 - ii) preparing accounts which give a true and fair view of the state of affairs of the company and its profit or loss for the year then ended in accordance with the requirements of S394 and S395 Companies Act 2006 and which otherwise comply with the requirements of this Act relating to accounts, so far as applicable to this company.

.....

 Director Miss P J Bull

Date: 17th July 2013

SOUTH DOCKS MARINA BLOCK A (FLOUGH WAY) RESIDENTS
ENFRANCHISEMENT COMPANY LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST MAY 2013

1. ACCOUNTING POLICIES

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost accounting rules.

Turnover

Turnover represents the amounts received from the non-shareholders as ground rent.

	2013	2012
2. DEBTORS		
Ground rent	--	--
	=====	=====
3. CREDITORS: amounts falling due within one year for expenses incurred before the end of the financial year		
Sundry creditors	--	--
	=====	=====
4. SHARE CAPITAL		
Authorised: Ordinary shares of #1 each	100	100
	=====	=====
Issued and fully paid	22	21
	=====	=====