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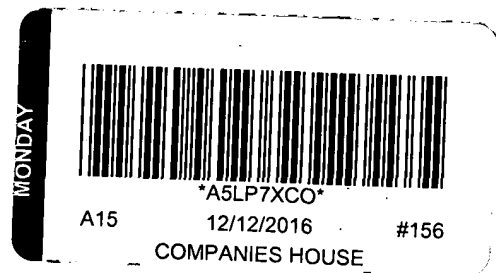
**1 BINA GARDENS FREEHOLD LIMITED**

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**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 24 JUNE 2016**



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**1 BINA GARDENS FREEHOLD LIMITED**

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**COMPANY INFORMATION**

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**DIRECTORS**

A C J Dawes  
C Simonsen

**COMPANY SECRETARY**

Principia Estate & Asset Management Ltd

**REGISTERED NUMBER**

03321447

**REGISTERED OFFICE**

The Studio  
16 Cavaye Place  
London  
SW10 9PT

**ACCOUNTANTS**

Gibson Appleby  
Chartered Accountants  
1-3 Ship Street  
Shoreham-by-Sea  
West Sussex  
BN43 5DH

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**1 BINA GARDENS FREEHOLD LIMITED**

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**1 BINA GARDENS FREEHOLD LIMITED**

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**DIRECTORS' REPORT  
FOR THE YEAR ENDED 24 JUNE 2016**

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The directors present their report and the unaudited financial statements for the year ended 24 June 2016.

**PRINCIPAL ACTIVITIES**

The principal activity of the company is to act as the service manager of the flats known as 1 Bina Gardens, London on a non profit basis. The whole of the service and management expenses are recoverable from the lessees in accordance with the terms of their respective leases.

**REVIEW OF ACTIVITIES**

The company acts as a trustee in respect of service charge monies collected in connection with the above property. In accordance with accounting recommendations from ARMA (Association of Residential Managing Agents), details of service charge monies have been excluded from the accounts as the company acts only in a trustee capacity in this connection. Separate service charge accounts are prepared and certified.

**DIRECTORS**

The directors who served during the year were:

A C J Dawes  
C Simonsen

This report has been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

This report was approved by the board and signed on its behalf.



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**M Low (for and on behalf of Principia Estate & Asset Management Ltd)**  
Secretary

Date: 28.11.16

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**1 BINA GARDENS FREEHOLD LIMITED**

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**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF  
THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF 1 BINA GARDENS FREEHOLD LIMITED  
FOR THE YEAR ENDED 24 JUNE 2016**

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In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of 1 Bina Gardens Freehold Limited for the year ended 24 June 2016 which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given to us.

As a member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of 1 Bina Gardens Freehold Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of 1 Bina Gardens Freehold Limited and state those matters that we have agreed to state to the Board of Directors of 1 Bina Gardens Freehold Limited, as a body, in this report in accordance with ICAEW Technical release TECH07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than 1 Bina Gardens Freehold Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that 1 Bina Gardens Freehold Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit or loss of 1 Bina Gardens Freehold Limited. You consider that 1 Bina Gardens Freehold Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or review of the financial statements of 1 Bina Gardens Freehold Limited. 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 statutory financial statements.

*Gibson Appleby*

**Gibson Appleby**

Chartered Accountants

1-3 Ship Street  
Shoreham-by-Sea  
West Sussex  
BN43 5DH

Date: 30.11.16

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**1 BINA GARDENS FREEHOLD LIMITED**

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**PROFIT AND LOSS ACCOUNT  
FOR THE YEAR ENDED 24 JUNE 2016**

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The company has not traded during the year or the preceding financial year. During these periods, the company received no income and incurred no expenditure and therefore made neither profit or loss.

**1 BINA GARDENS FREEHOLD LIMITED**  
**REGISTERED NUMBER: 03321447**

**BALANCE SHEET**  
**AS AT 24 JUNE 2016**

	Note	2016 £	2015 £
<b>FIXED ASSETS</b>			
Tangible assets	2	17,459	17,459
<b>CURRENT ASSETS</b>			
Debtors	3	100	100
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>17,559</u>	<u>17,559</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	4	100	100
Share premium account	5	17,459	17,459
<b>SHAREHOLDERS' FUNDS</b>		<u>17,559</u>	<u>17,559</u>

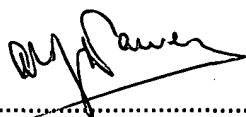
The financial statements have been prepared in accordance with the special provisions applicable to small companies within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

For the year ended 24 June 2016 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year, in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



.....  
Director

Date: 24 - 11 - 2016

The notes on page 5 form part of these financial statements.

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**1 BINA GARDENS FREEHOLD LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 24 JUNE 2016**

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**1. ACCOUNTING POLICIES**

**1.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

**1.2 Tangible fixed assets and depreciation**

No depreciation has been charged on the freehold property as the directors believe that the current market value is higher than the cost.

**2. TANGIBLE FIXED ASSETS**

	Freehold property £
<b>Cost</b>	
At 25 June 2015 and 24 June 2016	<b>17,459</b>

**3. DEBTORS**

	2016 £	2015 £
Other debtors	<b>100</b>	<b>100</b>

**4. SHARE CAPITAL**

	2016 £	2015 £
<b>Allotted, called up and fully paid</b>		
100 Ordinary shares of £1 each	<b>100</b>	<b>100</b>

**5. RESERVES**

	Share premium account £
At 25 June 2015 and 24 June 2016	<b>17,459</b>