

Registration number: 04037366

51 Belsize Park Gardens Limited

Annual Report and Financial Statements

for the Year Ended 31 July 2017



Carbon Accountancy Limited
Chartered Accountants and Registered Auditors
80-83 Long Lane
London
EC1A 9ET

51 Belsize Park Gardens Limited

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51 Belsize Park Gardens Limited

Company Information

Directors	Douglas Clarke Sandi Merwitz Suzanne Eggleton
Registered office	51 Belsize Park Gardens London NW3 4JL
Auditors	Carbon Accountancy Limited Chartered Accountants and Registered Auditors 80-83 Long Lane London EC1A 9ET

51 Belsize Park Gardens Limited

Directors' Report for the Year Ended 31 July 2017

The directors present their report and the financial statements for the year ended 31 July 2017.

Directors of the company

The directors who held office during the year were as follows:

Douglas Clarke

Sandi Merwitz

Edmund Peter Shephard (Deceased 16 September 2017)

Suzanne Eggleton

Principal activity

The principal activity of the company is to manage a freehold residential property, non profit on behalf of lessees of the property.

Directors and Officers Insurance

The company has paid for insurance for the directors and officers of the company in the amount of £157 (2016 £151).

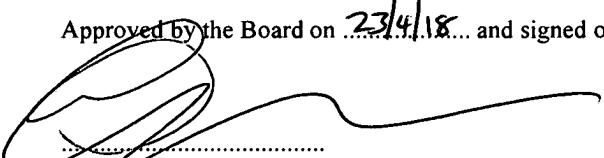
Disclosure of information to the auditors

Each director has taken steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information. The directors confirm that there is no relevant information that they know of and of which they know the auditors are unaware.

Small companies provision statement

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

Approved by the Board on 23/4/18 and signed on its behalf by:



.....
Suzanne Eggleton
Director

51 Belsize Park Gardens Limited

Statement of Directors' Responsibilities

The directors acknowledge their responsibilities 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 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.

51 Belsize Park Gardens Limited

Independent Auditor's Report to the Members of 51 Belsize Park Gardens Limited

Opinion

We have audited the financial statements of 51 Belsize Park Gardens Limited (the 'company') for the year ended 31 July 2017, which comprise the Profit and Loss Account, Statement of Comprehensive Income, Balance Sheet, 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 Section 1A 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (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 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.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 July 2017 and of its loss 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 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.

51 Belsize Park Gardens Limited

Independent Auditor's Report to the Members of 51 Belsize Park Gardens Limited

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.

Opinion on other matter prescribed by the Companies Act 2006

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

Matters on which we are required to report by exception

In the light of our 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; 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' exemptions in preparing the Directors' Report and from the requirement to prepare a Strategic Report.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities [set out on page 3], 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.

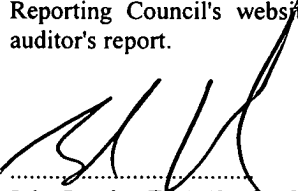
Auditor's responsibilities for the audit of the financial statements

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.

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Independent Auditor's Report to the Members of 51 Belsize Park Gardens Limited

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



John Leyden FCA (Senior Statutory Auditor)

For and on behalf of Carbon Accountancy Limited, Statutory Auditor

80-83 Long Lane
London
EC1A 9ET

Date: 23/4/18

51 Belsize Park Gardens Limited

Profit and Loss Account for the Year Ended 31 July 2017

	Note	2017 £	2016 £
Turnover		24,703	25,045
Administrative expenses		<u>(32,267)</u>	<u>(55,814)</u>
Operating loss		<u>(7,564)</u>	<u>(30,769)</u>
Other interest receivable and similar income		<u>9</u>	<u>-</u>
		<u>9</u>	<u>-</u>
Loss before tax		<u>(7,555)</u>	<u>(30,769)</u>
Loss for the financial year		<u><u>(7,555)</u></u>	<u><u>(30,769)</u></u>

The above results were derived from continuing operations.

The company has no recognised gains or losses for the year other than the results above.

51 Belsize Park Gardens Limited

Statement of Comprehensive Income for the Year Ended 31 July 2017

	2017	2016
	£	£
Loss for the year	<u>(7,555)</u>	<u>(30,769)</u>
Total comprehensive income for the year	<u><u>(7,555)</u></u>	<u><u>(30,769)</u></u>

51 Belsize Park Gardens Limited

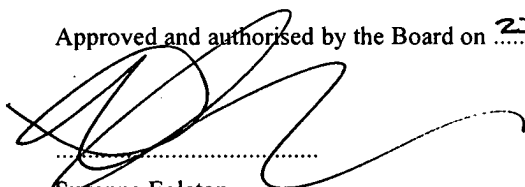
(Registration number: 04037366)

Balance Sheet as at 31 July 2017

	Note	2017 £	2016 £
Fixed assets			
Tangible assets	4	18,000	18,000
Current assets			
Debtors	5	7,055	912
Cash at bank and in hand		<u>53,655</u>	<u>71,238</u>
		60,710	72,150
Creditors: Amounts falling due within one year	6	<u>(373)</u>	<u>(4,258)</u>
Net current assets		<u>60,337</u>	<u>67,892</u>
Net assets		<u>78,337</u>	<u>85,892</u>
Capital and reserves			
Called up share capital		9	9
Profit and loss account		<u>78,328</u>	<u>85,883</u>
Total equity		<u>78,337</u>	<u>85,892</u>

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved and authorised by the Board on 23/4/18 and signed on its behalf by:



 Suzanne Egleton
 Director

The notes on pages 11 to 13 form an integral part of these financial statements.

51 Belsize Park Gardens Limited

Statement of Changes in Equity for the Year Ended 31 July 2017

	Share capital £	Profit and loss account £	Total £
At 1 August 2016	9	85,883	85,892
Loss for the year	-	(7,555)	(7,555)
Total comprehensive income	-	(7,555)	(7,555)
At 31 July 2017	9	78,328	78,337
	Share capital £	Profit and loss account £	Total £
At 1 August 2015	9	116,652	116,661
Loss for the year	-	(30,769)	(30,769)
Total comprehensive income	-	(30,769)	(30,769)
At 31 July 2016	9	85,883	85,892

The notes on pages 11 to 13 form an integral part of these financial statements.
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51 Belsize Park Gardens Limited

Notes to the Financial Statements for the Year Ended 31 July 2017

1 General information

The company is a private company limited by share capital, incorporated in England.

The address of its registered office is:

51 Belsize Park Gardens
London
NW3 4JL

These financial statements were authorised for issue by the Board on 23 April 2018.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

The company recognises revenue when:

The amount of revenue can be reliably measured;

it is probable that future economic benefits will flow to the entity;

and specific criteria have been met for each of the company's activities.

Tax

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Tangible assets

Tangible assets are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

51 Belsize Park Gardens Limited

Notes to the Financial Statements for the Year Ended 31 July 2017

Trade debtors

Trade debtors are amounts due from leaseholders for ground rents/service charges.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

3 Auditors' remuneration

	2017 £	2016 £
Audit of the financial statements	<u>3,000</u>	<u>2,221</u>

4 Tangible assets

	Land and buildings £	Total £
Cost or valuation		
At 1 August 2016	<u>18,000</u>	<u>18,000</u>
At 31 July 2017	<u>18,000</u>	<u>18,000</u>
Depreciation		
Carrying amount		
At 31 July 2017	<u>18,000</u>	<u>18,000</u>
At 31 July 2016	<u>18,000</u>	<u>18,000</u>

Included within the net book value of land and buildings above is £18,000 (2016 - £18,000) in respect of freehold land and buildings.

51 Belsize Park Gardens Limited has an insurance policy with Mitsui Sumitomo (policy number CFQXGZ16) for "all risks" of physical loss, destruction or damage and property owners liability, including terrorism for the period 30/09/2016 to 29/09/2017 the insurance sum is £5,527. The policy is held for the benefit of lessee's interest in the building.

51 Belsize Park Gardens Limited

Notes to the Financial Statements for the Year Ended 31 July 2017

5 Debtors

	2017 £	2016 £
Trade debtors	5,960	-
Prepayments	1,095	912
	<u>7,055</u>	<u>912</u>

6 Creditors

Creditors: amounts falling due within one year

	2017 £	2016 £
Due within one year		
Trade creditors	123	126
Accruals and deferred income	250	250
Other creditors	-	3,882
	<u>373</u>	<u>4,258</u>

7 Share capital

Allotted, called up and fully paid shares

	No.	2017 £	No.	2016 £
Ordinary Shares of £1 each	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>

8 Transition to FRS 102

This is the first year that the Company has presented its financial statements under FRS 102 (Financial Reporting Standard 102) issued by the Financial Reporting Council. The last financial statements under a previous GAAP (pre-2015 UK GAAP) were for the year ended 31 July 2016 and the date of transition to FRS 102 was therefore 01 August 2015. There are no prior year adjustments on adoption of FRS 102.

51 Belsize Park Gardens Limited

Detailed Profit and Loss Account for the Year Ended 31 July 2017

	2017 £	2016 £
Turnover (analysed below)	<u>24,703</u>	<u>25,045</u>
Gross profit (%)	100%	100%
Administrative expenses		
Establishment costs (analysed below)	(19,343)	(41,346)
General administrative expenses (analysed below)	(12,875)	(14,435)
Finance charges (analysed below)	<u>(49)</u>	<u>(33)</u>
	<u>(32,267)</u>	<u>(55,814)</u>
Operating loss	(7,564)	(30,769)
Other interest receivable and similar income (analysed below)	<u>9</u>	<u>-</u>
Loss before tax	<u><u>(7,555)</u></u>	<u><u>(30,769)</u></u>

51 Belsize Park Gardens Limited

Detailed Profit and Loss Account for the Year Ended 31 July 2017

	2017 £	2016 £
Turnover		
Receipts from Lessees (Annual charge)	<u>24,703</u>	<u>25,045</u>
Establishment costs		
Light, heat and power	465	497
Insurance	5,658	5,251
Repairs and maintenance	2,578	7,382
Major repairs and renewals	<u>10,642</u>	<u>28,216</u>
	<u>19,343</u>	<u>41,346</u>
General administrative expenses		
Cleaning	1,824	1,775
Management charges payable	7,432	7,092
Auditor's remuneration - The audit of the company's annual accounts	3,000	2,221
Legal and professional fees	<u>619</u>	<u>3,347</u>
	<u>12,875</u>	<u>14,435</u>
Finance charges		
Bank charges	<u>49</u>	<u>33</u>
Other interest receivable and similar income		
Bank interest receivable	<u>9</u>	<u>-</u>