

Company number: 4080467

HEMSWELL RESIDENTS COMPANY LIMITED
REPORT OF THE DIRECTORS AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2010



HEMSWELL RESIDENTS COMPANY LIMITED

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2010**

Contents	Page
Report of the directors	1
Independent auditors' report	3
Income and expenditure account	5
Balance sheet	6
Notes to the financial statements	7
Detailed income and expenditure accounts (for management use only)	12

HEMSWELL RESIDENTS COMPANY LIMITED

Company no. 4080467 (England and Wales)

REPORT OF THE DIRECTORS

The directors present their report with the financial statements of the company for the year ended 31 March 2010

Principal activity and review of business

The company's principal activity during the year was that of property and estate management. The results for the year are set out in the income and expenditure account. The directors are satisfied with the results for the year and consider the state of affairs to be satisfactory at the year end.

Results and dividends

The company's surplus for the financial period is £nil (2009 £nil). No dividend is to be paid for the year (2009 £nil).

Directors

The following directors held office in the period to the date of this report:

Annington Nominees Limited

N P Vaughan

Statement of Directors' responsibilities

The directors are responsible for preparing the financial statements in accordance with applicable law and UK Generally Accepted Accounting practice (UK GAAP).

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 Standards and applicable law). The financial statements are required by law to 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 judgments and estimates that are reasonable and prudent,
- ~ prepare the financial statements on a going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable it 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 as to disclosure of information to Auditors

The directors of the company who held office at the date of the approval of this annual report confirm that so far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware. And they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

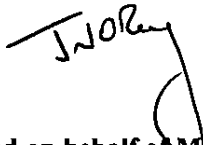
HEMSWELL RESIDENTS COMPANY LIMITED

REPORT OF THE DIRECTORS (continued)

Small company rules

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

BY ORDER OF THE BOARD

A handwritten signature in black ink, appearing to read 'N Oakey', written over the printed name.

For and on behalf of MITIE Scotgate Ltd
Neil Oakey

Date:

INDEPENDENT AUDITORS' REPORT
TO THE SHAREHOLDERS OF
HEMSWELL RESIDENTS COMPANY LIMITED

We have audited the financial statements of Hemswell Residents Company Limited for the period ended 31 March 2010, which comprise the Income and Expenditure Account, the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Section 495 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, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As described in the Report of the Directors, the company's directors are responsible for preparing the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit 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 (APB's) Ethical Standards for Auditors.

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 consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements.

Opinion on the 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 March 2010 and of its results for the year then ended
- have been properly prepared in accordance with United Kingdom Generally Accepted Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006

INDEPENDENT AUDITORS' REPORT

TO THE SHAREHOLDERS OF

HEMSWELL RESIDENTS COMPANY LIMITED

(continued)

Opinion on other matter prescribed by the Companies Act 2006

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

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 or 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 and the directors' report in accordance with the small companies regime

Steven Landes (Senior Statutory Auditor) for and on behalf of

S H Landes LLP

Chartered Accountants and Statutory Auditors

5th Floor, Walmar House

288 Regent Street

London

W1B 3AL

Date:

6/10/10

HEMSWELL RESIDENTS COMPANY LIMITED

**INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2010**

	Notes	2010 £	2009 £
Service charge income	1	67,405	53,863
Service charge expenses		(50,147)	(46,299)
		<hr/>	<hr/>
Operating surplus/(deficit)	2	17,258	7,564
Interest receivable and similar income		239	542
Transfer (to)/from repairs reserve	6a	<u>(17,497)</u>	<u>(8,106)</u>
Surplus on ordinary activities before taxation		-	-
Tax on surplus on ordinary activities	3	<hr/> -	<hr/> -
Retained surplus for the financial period		<hr/> <hr/> -	<hr/> <hr/> -

The notes on the attached pages form part of these financial statements

Continuing Operations

None of the company's activities were acquired or discontinued during the current year or previous year

Total Recognised Gains and Losses

There are no other recognised surpluses or deficits other than position shown above

HEMSWELL RESIDENTS COMPANY LIMITED

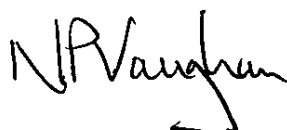
BALANCE SHEET AT 31 MARCH 2010

	Notes	2010		2009	
		£	£	£	£
CURRENT ASSETS					
Debtors	4	2,321		5,319	
Cash at bank and in hand		<u>49,340</u>		<u>28,469</u>	
		51,661		33,788	
CREDITORS: amounts falling due within one year	5	<u>(5,173)</u>		<u>(4,855)</u>	
NET CURRENT ASSETS			<u>46,488</u>		<u>28,933</u>
NET ASSETS			<u>46,488</u>		<u>28,933</u>
CAPITAL AND RESERVES					
Called up share capital	7		201		143
Income and expenditure account			-		-
Repairs reserve	6b		<u>46,287</u>		<u>28,790</u>
SHAREHOLDERS' FUNDS	8		<u>46,488</u>		<u>28,933</u>

The notes on the attached pages form part of these financial statements

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

APPROVED BY THE BOARD



For and on behalf of Annington Nominees Limited
N P Vaughan

Date:

HEMSWELL RESIDENTS COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2010

1 ACCOUNTING POLICIES

Basis of preparation of financial statements

The financial statements are prepared under the historical cost convention and in accordance with applicable accounting standards

Service charge income

This represents income from the residents/tenants that is recoverable under the terms of their property purchase agreement/lease. It is accounted for on an accruals basis and any over/under accruals from the previous period are dealt with in the following year in the income and expenditure account

Cash flow statement

The director has taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from including a cash flow statement in the financial statements on the grounds that the company is a wholly owned subsidiary where its parent company publishes a consolidated cash flow statement which is publicly available, and because the company qualifies as a small company

2 OPERATING SURPLUS/(DEFICIT)

	2010 £	2009 £
This is stated after charging		
Auditors' remuneration	623	633
Director's emoluments and other benefits	-	-

3 TAXATION

The company's service charge income is not taxable. Any material savings income will be subject to corporation tax by agreement with HMRC

4 DEBTORS

	2010 £	2009 £
Trade debtors	2,321	4,833
Amounts owed by group undertakings	-	1
Other debtors	-	485
	<u>2,321</u>	<u>5,319</u>

HEMSWELL RESIDENTS COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2010

5 CREDITORS: amounts falling due within one year

	2010		2009	
	£	£	£	£
Trade creditors		3,327		4,105
Accrued expenses				
Playground surveys	-		80	
Tree survey	1,173		-	
Guller cleaning	1		1	
Audit and accountancy	623		621	
Street light electricity	49		48	
		<u>1,846</u>		<u>750</u>
		<u>5,173</u>		<u>4,855</u>

6a REPAIRS RESERVE

	2010	2009
	£	£
At 1 April 2009	28,790	20,684
Transferred from/(to) the income and expenditure account	17,497	8,106
Utilised during the period	<u>-</u>	<u>-</u>
At 31 March 2010	<u>46,287</u>	<u>28,790</u>

6b REPRESENTED BY

	2010	2009
	£	£
Estate reserve	<u>46,287</u>	<u>28,790</u>
	<u>46,287</u>	<u>28,790</u>

HEMSWELL RESIDENTS COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2010

7 CALLED UP SHARE CAPITAL

	2010 £	2009 £
Authorised:		
Class "A" share	1	1
Class "B" shares	<u>999</u>	<u>999</u>
	<u>1,000</u>	<u>1,000</u>
Issued and fully paid:		
Class "A" share allotted and fully paid	1	1
Class "B" shares allotted and fully paid	<u>200</u>	<u>142</u>
	<u>201</u>	<u>143</u>

During the year the company issued 58 "B" shares

The Class "A" shareholder is entitled to receive notices of, attend, speak and vote at general meetings of the company. The Class "A" shareholder shall transfer their share to the purchaser of the last house and on that same day Annington Nominees Limited will resign as a director. On transfer, the share automatically becomes a Class "B" share at that date. Class "B" shareholders are not entitled to receive notices of, attend, speak or vote at general meetings of the company until the Class "A" share is redesignated as a Class "B" share.

Class "B" shares may not be allotted or issued to any person other than house owner/leaseholder. A Class "B" shareholder shall, and may only, transfer his "B" share simultaneously with the completion of the transfer of ownership of his house or the assignment of his lease to the new purchaser.

The director may declare dividends which both Classes of shareholder are entitled to receive. On winding up, the liquidator has the right to decide how the division of any assets between the different classes of shareholders is carried out.

8 RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	2010 £	2009 £
Shareholders' funds as at 1 April 2009	28,933	20,827
Net proceeds of issue of shares	58	-
Transfer to/(from) repairs reserve	<u>17,497</u>	<u>8,106</u>
Shareholders' funds as at 31 March 2010	<u>46,488</u>	<u>28,933</u>

HEMSWELL RESIDENTS COMPANY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2010**

9 EMPLOYEES

The company had no employees during the current or prior period

10 DIRECTOR'S EMOLUMENTS

The director of the company received no emoluments during the current or prior period

11 ULTIMATE CONTROLLING COMPANY

The immediate parent undertaking is Annington Nominees Limited. The ultimate parent and controlling party is Le Grand Annington Limited, a company registered in England & Wales. Copies of the consolidated financial statements for Le Grand Annington Limited can be obtained from the Company Secretary, 1 James Street, London, W1U 1DR.

**The following pages
do not form part of the statutory
financial statements of the company**

HEMSWELL RESIDENTS COMPANY LIMITED

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2010

	2010		2009	
	£	£	£	£
Income				
Service charge receivable		66,291		41,768
Costs recovered		<u>1,114</u>		<u>12,095</u>
Service charge income		67,405		53,863
Bank interest received		<u>239</u>		<u>542</u>
Total Income		67,644		54,405
Expenditure				
Grounds maintenance	10,653		8,209	
Play area repairs	-		1,077	
Street light maintenance	3,075		-	
Dog bins	58		-	
Additonal works	291		-	
Gulley cleaning	2,786		556	
Jetting	1,564		557	
Road & pavement repairs	-		347	
Sewerage & drain repairs	1,875		-	
Street light electricity	656		737	
Other repairs	2,058		501	
Street light repairs	611		1,921	
Drains	-		988	
Surveys	3,429		1,993	
Provision for future repairs and renewals	17,497		8,106	
Sundry expenses	430		279	
Bank charges	151		132	
24 Hr call out charge	1,718		1,144	
Insurance	509		483	
Management fees	18,275		11,359	
Debt recovery	1,385		15,383	
Audit and accountancy fees	<u>623</u>		<u>633</u>	
		67,644		54,405
Surplus income after expenditure transferred to Repairs Reserves		<u>-</u>		<u>-</u>

HEMSWELL RESIDENTS COMPANY LIMITED

**BALANCE OF MAINTENANCE CHARGES SUMMARY
FOR THE YEAR ENDED 31 MARCH 2010**

	2010	2009
	£	£
Maintenance charges in arrears	2,321	4,833
Maintenance charges in advance	-	-
	<u> </u>	<u> </u>