

ABBREVIATED UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2013
FOR
DOWN STREET FREEHOLD COMPANY LIMITED

Gary Sargeant + Company
Chartered Accountants
5 White Oak Square
London Road
Swanley
Kent
BR8 7AG

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FOR THE YEAR ENDED 31 DECEMBER 2013**

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DOWN STREET FREEHOLD COMPANY LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2013**

DIRECTORS:

S F Colflesh
M S Yehia
P W Bell
M Darling
P R Menmuir

SECRETARY:

London Registrars PLC

REGISTERED OFFICE:

Suite A, 6 Honduras Street
London
EC1Y 0TH

REGISTERED NUMBER:

04680700 (England and Wales)

ACCOUNTANTS:

Gary Sargeant + Company
Chartered Accountants
5 White Oak Square
London Road
Swanley
Kent
BR8 7AG

DOWN STREET FREEHOLD COMPANY LIMITED (REGISTERED NUMBER: 04680700)

ABBREVIATED BALANCE SHEET
31 DECEMBER 2013

		2013	2012
			as restated
	Notes	£	£
FIXED ASSETS			
Investment property	2	20,000	20,000
CURRENT ASSETS			
Debtors		24,556	62,812
CREDITORS			
Amounts falling due within one year		<u>86,790</u>	<u>62,845</u>
NET CURRENT LIABILITIES		<u>(62,234)</u>	<u>(33)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>(42,234)</u>	<u>19,967</u>
CREDITORS			
Amounts falling due after more than one year		<u>-</u>	<u>60,941</u>
NET LIABILITIES		<u>(42,234)</u>	<u>(40,974)</u>
CAPITAL AND RESERVES			
Called up share capital	3	68,090	8
Profit and loss account		<u>(110,324)</u>	<u>(40,982)</u>
SHAREHOLDERS' FUNDS		<u>(42,234)</u>	<u>(40,974)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2013.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2013 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The notes form part of these abbreviated accounts

DOWN STREET FREEHOLD COMPANY LIMITED (REGISTERED NUMBER: 04680700)

ABBREVIATED BALANCE SHEET - continued
31 DECEMBER 2013

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 6 June 2014 and were signed on its behalf by:

P R Menmuir - Director

The notes form part of these abbreviated accounts

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2013**

1. ACCOUNTING POLICIES

Accounting convention

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

Turnover

Turnover represents ground rents, management fees and consent (licence) fees.

Licence fees are recognised when payment is collected.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

No depreciation is charged in line with Statement of Standard Accounting Practice No.19 Accounting for Investment Properties.

**NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2013**

2. INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1 January 2012 and 31 December 2012	<u>20,000</u>
NET BOOK VALUE	
At 31 December 2012	<u>20,000</u>
At 31 December 2011	<u>20,000</u>

The company's freehold is subject to residential and commercial leases.

In the directors' opinion the 2011 gross valuation of the freehold property was £50,000, against which the £30,000 charge inherited in 2004 is to be offset. The directors consider this valuation still applies for 2013.

The valuation of £50,000 is based on the directors' assessment of the freehold title's value in use to the company at 31 December 2011, which is based on the capitalisation of future receipts of ground rent and assumes there is no cost of collection because such process is carried out by the property's managing agent together with the collection of service charges.

The charge against the freehold title was registered in 1997 in connection with an advance by a corporate leaseholder to the previous freehold company, with the transfer of the freehold title to Down Street Freehold Company Limited in 2004 being made subject to such charge.

The cost or valuation at 31 December 2013 is represented by:

	£
2004 valuation on acquisition	74,000
2011 reduction in gross value of freehold	(24,000)
2011 offset of charge	<u>(30,000)</u>
Closing valuation (net of charge)	<u>20,000</u>

3. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2013 £	2012 as restated £
68,090 (2012 - 8)	Ordinary	£1	68,090	8

**NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2013**

3. CALLED UP SHARE CAPITAL - continued

On 13 September 2013, the Board of Directors allotted at par a further 113,113 ordinary £1 shares to nineteen leaseholders. As of 31 December 2013 68,082 of those shares have been subscribed by 13 leaseholders, with 57,941 by offset against existing debt and 10,141 in cash. Thirteen of the nineteen leaseholders to whom the shares were allotted entered as new members after claiming such status, with the company compensating them partly for their related costs and expenses, in the aggregate amount of £27,000. In April 2014, two further leaseholders took up their respective allotments for 18,943 shares in total, subscribing £18,943 in cash.

4. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

The 2012 fees of £10,000 payable to V. Buhler refers to a claim which is currently in dispute.

5. SERVICE CHARGE FUNDS

Assets and liabilities relating to service charges are held by the company in trust for the leaseholders, under s.42 of the Landlord and Tenants Act 1987 and so are excluded from these accounts.

6. GOING CONCERN

As explained in Note 3, in the period from September 2013 to April 2014 the company increased its paid up share capital by £87,025. In addition, in late 2013 and 2014 the Board of Directors took actions to significantly reduce the level of expenditure and liabilities. If required it believes that further capital could be raised from leaseholders; from those that are existing shareholders and/or from other leaseholders that are not currently shareholders.

7. PRIOR YEAR ADJUSTMENT

In 2012 the directors determined that the estimate made in 2011 of the 2004 liability to leaseholders can be reduced from the previous estimate by £42,059.

In the directors' opinion the 2011 gross value of the freehold should have been re-valued downwards by £24,000 in those accounts to £50,000. In addition the directors considered the £30,000 charge inherited in 2004, previously recognised as a creditor, should be offset against the gross valuation of the freehold, this having no effect on reserves.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.