

51 KENILWORTH ROAD (CUMNOR HOUSE) LTD
Company registration 5627005

TUESDAY



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13/10/2009

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COMPANIES HOUSE

The Directors present their Report and the Accounts for the year 1 January 2008 to 31 December 2008 for the consideration of shareholders.

The Company was formed on 17 November 2005 for the purpose of acquiring and holding the freehold of 51 Kenilworth Road, St. Leonards-on-Sea.

The freehold was acquired on 22 December 2005 and the business of the Company since then has been the proper maintenance and insurance of the building in accordance with the various Leases.

The Company has continued to ensure that the building is fully insured, and not under-insured, for full rebuilding costs. On maintenance matters the Company put in hand repair works to the shared rear chimney stack (referred to in last year's report) after all necessary statutory consultation. This work was made complicated by the need to proceed in collaboration with the unincorporated co-freeholders of 50 Kenilworth Road, with whom the rear chimney stack is shared.

The Company has no immediate expectations of any need for major repairs but is keeping under active review the desirability of redecorating and re-carpeting the common hallway and stairs.

The Company had previously granted to Lessees the option of extending their present 99 year Leases to 999 years: two of the five Lessees had taken up this option prior to 2008, none have done so in 2008.

All Lessees of 51 Kenilworth Road are equal shareholders in the Company and four Lessees are also Directors of the Company. There are no other shareholders. There are no other Directors.

The Directors are relying on the provision of the Companies Act exempting the Company from audit.

The Directors are Dr J A Browning, Ms T Y Boyce, Mr P Buswell and Ms T R Perkins. All served throughout the period of this Report. The Memorandum and Articles of Association do not require Directors to retire by rotation.

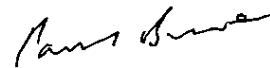
This report was approved by the Board at its meeting on 28 April 2009.

On behalf of the Directors

Tryphena Perkins
Director


Theresa Boyce
Director

John Browning
Director


Paul Buswell
Director
Company Secretary

28 April 2009

CERTIFIED THAT THIS
REPORT WAS APPROVED
BY THE AGM 28/4/09.


Company Secretary

COMPANY REG 5627005

51 KENILWORTH ROAD (CUMNOR HOUSE) LTD

BALANCE SHEET AT 31 DECEMBER 2008

	2008	2007
FIXED ASSETS		
Freehold of 51 Kenilworth Road, at cost	<u>2,876.80</u>	2,877
CURRENT ASSETS		
Cash at bank	1,578.49	
Cash in hand	0.00	
Insurance prepaid Jan-Apr 2009	239.11	
Debtors:		
net owed by Lessees	2,385.32	
Lessees not yet demanded (surveyor's fee)	<u>1,010.20</u> <u>3,395.52</u>	5,213.12
		1,984
CURRENT LIABILITIES		
Creditors: Period Property Maintenance	3,534.50	
Secretary	84.58	
Ms T Perkins	150.00	
Ms T Y Boyce	<u>43.00</u> <u>3,812.08</u>	
Accrual: surveyor's fee for major works	1,010.20	
Lessees' insurance prepaid	<u>239.11</u> <u>5,061.39</u>	1,884
NET CURRENT ASSETS	<u>151.73</u>	100
TOTAL ASSETS	<u>3,028.53</u>	<u>2,977</u>
REPRESENTED BY		
Share capital:		
Authorised share capital	<u>£1,000</u>	
Issued share capital	5.00	
Share Premium accounts	3,200.80	3,205.80
		3,206
Deficit on Income & Expenditure a/c at 31 December 2007	-229.00	
Surplus for the year to 31 December 2008	<u>51.70</u> <u>-177.30</u>	-229
	<u>3,028.50</u>	<u>2,977</u>

For the period ended 31 December 2008 the Company was entitled to exemption under section 249A(1) of the Companies Act 1985. No members have required the Company to obtain an audit of its accounts for the year in question in accordance with section 249B(2).

The Directors acknowledge their responsibility for:

- (i) ensuring the Company keeps accounting records which comply with section 221; and
- (ii) preparing accounts which give a true and fair view of the state of affairs of the state of affairs of the Company as at the end of its profit and loss for the financial year in accordance with section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company.

Approved by the Board on 28 April 2009

Signed on behalf of the Board

(Director)
Tryphena Perkins

(Director)
Theresa Boyce

(Director)
John Browning

Paul Buswell

(Director, and Company Secretary)
Paul Buswell

CERTIFIED A TRUE
COPY OF ACCOUNTS
APPROVED BY THE
BOARD 28/4/2009, AND
BY THE AGM 28/4/2009.

Paul Buswell
Company Secretary
30/9/09

INCOME & EXPENDITURE ACCOUNT
FOR THE PERIOD 1 JANUARY 2008 TO 31 DECEMBER 2008

INCOME		2008	2007
Lessees' contributions for 2008			
prepaid in 2008 (insurance)	228.83		
payable and requested for 2008	9,022.88		
less paid in advance (2008/09 insurance)	-239.11		
due for 2008, but not demanded, accrual for surveyor	<u>1,010.20</u>	10,022.80	12,911
Gross interest (credited to contributing Lessees' accounts)		10.82	38
Ground rents		60.00	60
Sundry income		<u>0.67</u>	<u>40</u>
		<u>10,094.29</u>	<u>13,048</u>
EXPENDITURE			
Insurance 1 January 2008 to 30 April 2008		228.83	
Insurance 1 May 2008 to 31 December 2008		<u>478.21</u>	707.04
			727
Major Works	Contractor	7,027.50	
	Surveyor	<u>1,010.20</u>	8,037.70
			11,803
General property maintenance	Front door	348.95	
	(a) Water penetration by front door	440.91	
	Work to understeps	100.00	
	Basement air brick	191.32	
	Refund prior year	-83.41	
	Communal electricity	<u>163.88</u>	1,161.65
			191
Administration costs	bank charges	69.41	
	Companies House	30.00	
	other	<u>17.00</u>	116.41
			73
Surveyor's fees		0.00	118
Gross interest (credited to contributing Lessees' accounts)		10.82	38
Sundry		8.97	0
		<u>10,042.59</u>	<u>12,949</u>
SURPLUS (DEFICIT) FOR THE PERIOD		51.70	100

(a) an insurance claim is under consideration