

51 KENILWORTH ROAD (CUMNOR HOUSE) LTD
Company registration 5627005

The Directors present their Report and the Accounts for the year 1 January 2010 to 31 December 2010 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 carried out redecoration of the common hallway and stairs, after statutory consultation. The Company has also had those common parts re-carpeted

The Directors have continued to ensure that the building is fully insured. However, discussions are taking place with insurers having regard to the fact that the building is currently only 60% owner-occupied. The Directors are also considering re-valuation to ensure that the property is not under-insured for full rebuilding costs.

The Company had previously granted to Lessees the indefinite option of extending their present 99 year Leases to 999 years. Two of the five Lessees had taken up this option prior to 2010, none have done so in 2010.

All five 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, no Members having requested an 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 20 April 2011.

On behalf of the Directors

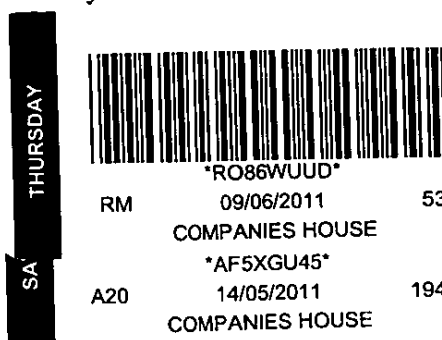
Theresa Boyce
Director

John Browning
Director


Paul Buswell
Director
Company Secretary

Tryphena Perkins
Director

20 April 2011



COMPANY 5627005

51 KENILWORTH ROAD (CUMNOR HOUSE) LTD

BALANCE SHEET AT 31 DECEMBER 2010

	2010 £	2009 £
FIXED ASSETS		
Freehold of 51 Kenilworth Road at cost	<u>2 876 80</u>	<u>2 876 80</u>
CURRENT ASSETS		
Cash at bank	445 48	
Cash in hand	0 00	
Insurance prepaid Jan-Apr 2011	244 86	
EDF Energy overpaid	<u>6 52</u>	1,068
CURRENT LIABILITIES		
Creditors Lessees' funds, net (a)	203 16	
Insurance refundable to lessees Jan-Apr 2011	<u>244 86</u>	809
NET CURRENT ASSETS	<u>248 84</u>	<u>259</u>
TOTAL ASSETS	<u>3,125 64</u>	<u>3,136</u>

REPRESENTED BY

Share capital			
Authorised share capital	<u>£1,000</u>		
Issued share capital	5 00		
Share Premium accounts	<u>3,200 80</u>	3,205 80	3,206
Deficit on Income & Expenditure a/c at 31 December 2009	-74 46		
Prior year's discrepancy brought into account	4 76		
Deficit for the year to 31 December 2010	<u>-10 50</u>	-80 20	-74
Discrepancy adjustment			5
	<u>3,125 60</u>		<u>3,136</u>
(a) Lessees' Funds			
£203 16 -26 56 Dr E A Bliss			
172 78 Ms T Y Boyce			
30 54 Dr J A Browning			
36 81 P Buswell			
-10 41 Ms T R Perkins			

For the period ended 31 December 2010 the Company was entitled to exemption under section 477 of the Companies Act 2006
The members have not required the Company to obtain an audit in accordance with section 476 of the Companies Act 2006

The Directors acknowledge their responsibility for complying with the requirements of the Act
with respect to accounting records and for the preparation of accounts.

These accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies regime

Approved by the Board on 20 April 2011

Signed on behalf of the Board

(Director)

Theresa Boyce

Paul Buswell

(Director, and Company Secretary)

Paul Buswell

(Director)

John Browning

(Director)

Tryphena Perkins

THURSDAY



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09/06/2011

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COMPANIES HOUSE

**INCOME & EXPENDITURE ACCOUNT
FOR THE PERIOD 1 JANUARY 2010 TO 31 DECEMBER 2010**

INCOME		2010	2009
		£	£
Lessees' contributions for 2010			
contributions prepaid in 2009 (insurance Jan-Apr 2010)	233.01		
contributions payable for 2010	3,939.99		
less contributions in advance (insurance Jan-Apr 2011)	<u>-244.86</u>	3,928.14	850
Gross interest contra (credited to contributing Lessees' accounts)		0.00	0
Ground rents		60.00	60
Sundry income		0.00	50
		<u>3,988.14</u>	<u>960</u>
EXPENDITURE			
Insurance 1 January 2010 to 30 April 2010		233.01	
Insurance 1 May 2010 to 31 December 2010		<u>489.72</u>	705
Major Works (a)	internal redecoration	<u>2,080.00</u>	2,080.00
			0
Other works	carpeting	718.00	
	work within Flat 5	250.00	
	guttering	<u>50.00</u>	1,018.00
Communal electricity		1.26	29
Administration costs (b)	legal advice	70.50	
	bank charges	66.15	
	Companies House	30.00	
	general	<u>10.00</u>	176.65
			124
Gross interest contra (credited to contributing Lessees' accounts)		0.00	0
		<u>3,998.64</u>	<u>857</u>
SURPLUS (DEFICIT) FOR THE PERIOD		-£10.50	£103

(a) requiring statutory consultation

(b) costs recharged to lessees, other than 'legal advice'