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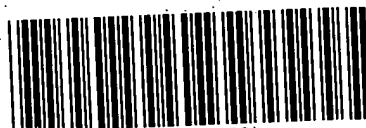
Registration number: 08735794 (England and Wales)

13 VERA ROAD MANAGEMENT LTD

(A COMPANY LIMITED BY GUARANTEE)

DIRECTORS' REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR THE PERIOD FROM 17 OCTOBER 2013 TO 17 APRIL 2015

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13 VERA ROAD MANAGEMENT LTD
COMPANY INFORMATION

Directors	A O Agbaje (appointed 1 January 2015)
	T D G Burch (appointed 17 October 2013)
	S N Carey-Poynting (appointed 17 October 2013)
	D MacSweeney (appointed 1 January 2015)
	C Phillips (appointed 17 October 2013)
	P Rozand-Jacob (appointed 1 January 2015)
Registered office	Willmott House 12 Blacks Road London W6 9EU
Accountants	Service Charge Assurance Limited Chartered Accountants Salatin House 19 Cedar Road Sutton Surrey SM2 5DA

13 VERA ROAD MANAGEMENT LTD
DIRECTORS' REPORT FOR THE PERIOD FROM 17 OCTOBER 2013 TO
17 APRIL 2015

The directors present their report and the unaudited financial statements for the period from 17 October 2013 to 17 April 2015.

Incorporation

The company was incorporated on 17 October 2013.

Principal activity

The principal activity of the company is to hold, manage and administer the freehold property known as 13 Vera Road, London, SW6 6RW.

Directors of the company

The directors who held office during the period and up to the date of signing these financial statements were as follows:

A O Agbaje (appointed 1 January 2015)

T D G Burch (appointed 17 October 2013)

S N Carey-Poynting (appointed 17 October 2013)

D MacSweeney (appointed 1 January 2015)

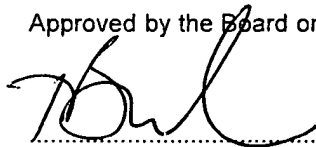
C Phillips (appointed 17 October 2013)

P Rozand-Jacob (appointed 1 January 2015)

Small company provisions

The directors have taken advantage of the small companies' exemptions provided by sections 414B and 415A of the Companies Act 2006 from the requirement to prepare a strategic report and in preparing Directors' Report on the grounds that the company is entitled to prepare its accounts for the year in accordance with the small companies regime.

Approved by the Board on 8 July 2015 and signed on its behalf by:



T D G Burch
Director



C Phillips
Director

13 VERA ROAD MANAGEMENT LTD
PROFIT AND LOSS ACCOUNT
FOR THE PERIOD FROM 17 OCTOBER 2013 TO 17 APRIL 2015

	Note	17 Oct 13 to 17 Apr 15 £
Turnover		-
Cost of sales		-
Gross profit/(loss)		-
Administrative expenses		(201,669)
Operating loss		(201,669)
Profit on grant of long lease		224,539
Profit on ordinary activities before investment income and interest		22,870
Other interest receivable and similar income		39
Profit on ordinary activities before taxation		22,909
Tax on profit or loss on ordinary activities	4	(4,582)
Profit for the financial period		<u>18,327</u>

13 VERA ROAD MANAGEMENT LTD
(REGISTRATION NUMBER: 08735794)
BALANCE SHEET AT 17 APRIL 2015

	Note	17 Apr 15 £
Fixed assets		
Tangible fixed assets	5	<u>18,313</u>
Current assets		
Debtors	6	102
Cash at bank and in hand		<u>216,854</u>
		216,956
Creditors: Amounts falling due within one year	7	<u>(216,942)</u>
Net current assets		<u>14</u>
Net assets		<u><u>18,327</u></u>
Reserves		
Profit and loss account	9	<u><u>18,327</u></u>

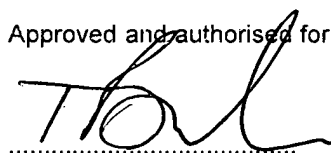
The financial statements have been prepared in accordance with the special provisions in Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

For the period ending 17 April 2015 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

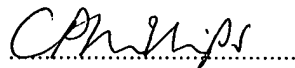
The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476.

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

Approved and authorised for issue by the Board on 8 July 2015 and signed on its behalf by:



T D G Burch
Director



C Phillips
Director

The notes on pages 5 to 7 form an integral part of these financial statements.

13 VERA ROAD MANAGEMENT LTD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD FROM 17 OCTOBER 2013 TO 17 APRIL 2015

1 ACCOUNTING POLICIES

Going concern

No material uncertainties that may cast significant doubt about the ability of the company to continue as a going concern have been identified by the directors

Basis of preparation

The financial statements have been prepared under the historical cost convention and in accordance with the Companies Act 2006 and the Financial Reporting Standard for Smaller Entities (effective April 2008).

A summary of the significant accounting policies which have been applied in the current period is set out below:

Cash flow statement

The accounts do not include a cash flow statement because the company, as a small reporting entity, is exempt from the requirements to prepare such a statement under Financial Reporting Standard for Smaller Entities (effective April 2008).

Tangible fixed assets

Tangible fixed assets comprises the freehold land at 13 Vera Road, London, SW6 6RW.

Asset class	Depreciation method and rate
Freehold property	No depreciation is provided.

Taxation

Deferred tax is provided in full on timing differences which represent a liability at the balance sheet date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income or expenditure in tax computations in periods different from those in which they are included in the financial statements. Deferred tax assets and liabilities are not discounted.

2 EXCEPTIONAL ITEMS

	17 October 2013 to 17 April 2015 £
Profit on grant of long lease	<u>(224,539)</u>

13 VERA ROAD MANAGEMENT LTD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD FROM 17 OCTOBER 2013 TO 17 APRIL 2015
(CONTINUED)

3 DIRECTORS' REMUNERATION

The directors' remuneration for the period was as follows:

**17 Oct 13 to
17 Apr 15
£**

Remuneration	187,680
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4 TAXATION

Tax on profit on ordinary activities

**17 Oct 13 to
17 Apr 15
£**

Current tax

Corporation tax charge	4,582
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UK Corporation tax	4,582
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5 TANGIBLE FIXED ASSETS

Tangible fixed assets

	Freehold land and buildings £	Total £
Cost		
Additions	124,597	124,597
Disposals	(106,284)	(106,284)
At 17 April 2015	18,313	18,313
Net book value		
At 17 April 2015	18,313	18,313

13 VERA ROAD MANAGEMENT LTD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD FROM 17 OCTOBER 2013 TO 17 APRIL 2015
(CONTINUED)

6 DEBTORS

	17 Apr 15 £
Other debtors	102
	<u>102</u>

7 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	17 Apr 15 £
Corporation tax	4,582
Other creditors	136
Accruals and deferred income	212,224
	<u>216,942</u>

8 COMPANY STATUS

The company is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the company in the event of liquidation.

9 RESERVES

	Profit and loss account £	Total £
Profit for the period	18,327	18,327
	<u>18,327</u>	<u>18,327</u>

10 CONTROL

No one person or entity has overall control of the company.