

Registered Company No. 3860708

**4 Norwich Avenue Freehold Limited**

**Report and Accounts**

**Year ended 31 October 2014**

TUESDAY



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COMPANIES HOUSE

## **4 Norwich Avenue Freehold Limited**

### **Report and Accounts Contents**

|                       | Page |
|-----------------------|------|
| Company information   | 1    |
| Directors' Report     | 2    |
| Profit & Loss Account | 3    |
| Balance Sheet         | 4    |
| Notes to the Accounts | 5    |

**Company Information**

**Directors**

Ms C E Purser

Ms R Santiago

T C Stevens

**Registered Office**

149 Victoria Mill  
Houldsworth Street  
Reddish  
Stockport  
SK5 6AX

**Registered Number**

3860708

**Directors' Report**

The directors present their report and accounts for the year ended 31 October 2014.

The company was incorporated on 18 October 1999 and acquired the freehold of flats 1, 2, 3 and 4 of 4 Norwich Avenue, Bournemouth on 10 November 1999. Leases were granted to the tenants of flats 2, 3 and 4 for 999 years from 29 September 2000 at a peppercorn rent. The tenant of flat 1 did not participate in the purchase of the freehold. The lease of flat 1 was taken over by the company. It is for 99 years from 29 September 2000 and the ground rent is £75 a year.

**Principal activities**

The company's principal activity during the year was the management of flats at 4 Norwich Avenue, Bournemouth.

**Directors**

The directors who served during the year and their interests in the share capital of the company were as follows:

|                                     | £1 Ordinary shares |      |
|-------------------------------------|--------------------|------|
|                                     | 2014               | 2013 |
| Ms C E Purser                       | 1                  | 1    |
| Ms R Santiago (appointed June 2014) | 1                  | 0    |
| Mrs S D Smith (resigned June 2014)  | 0                  | 1    |
| T C Stevens                         | 1                  | 1    |

**Small company provisions**

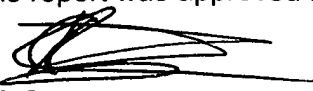
This report has been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

**Statement of Directors' Responsibilities**

The Companies Act 2006 requires the directors to prepare financial statements for each financial year which 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.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company.

This report was approved by the board on 3 April 2015.

  
T C Stevens  
Director

**Profit and Loss Account  
for the year ended 31 October 2014**

|                                                                   | <b>Notes</b> | <b>2013<br/>£</b>     | <b>2012<br/>£</b> |
|-------------------------------------------------------------------|--------------|-----------------------|-------------------|
| <b>Turnover</b>                                                   |              | 1,735                 | 1,200             |
| Administrative expenses                                           |              | 3,478                 | 814               |
| <b>Operating (Loss) / Profit</b>                                  |              | <u>- 1,743</u>        | <u>386</u>        |
| Interest receivable                                               |              | -                     | -                 |
| <b>(Loss) / Profit on ordinary<br/>activities before taxation</b> |              | <u>- 1,743</u>        | <u>386</u>        |
| Tax on (Loss) / Profit on ordinary activities                     |              | -                     | -                 |
| <b>(Loss) / Profit for the financial year</b>                     | <b>5</b>     | <u><u>- 1,743</u></u> | <u><u>386</u></u> |

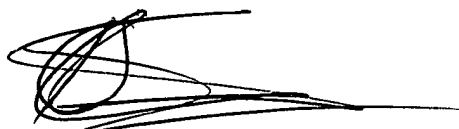
**Balance Sheet**  
**as at 31 October 2014**

|                                                       | Notes | 2014<br>£      | 2013<br>£      |
|-------------------------------------------------------|-------|----------------|----------------|
| <b>Fixed assets</b>                                   |       |                |                |
| Tangible assets                                       | 2     | 7,811          | 7,811          |
| <b>Current assets</b>                                 |       |                |                |
| Cash at bank                                          | 238   | 1,864          |                |
| <b>Creditors: amounts falling due within one year</b> | 3     | 7,927          | 7,809          |
| <b>Net current liabilities</b>                        |       | <u>- 7,689</u> | <u>- 5,945</u> |
| <b>Net assets</b>                                     |       | <u>122</u>     | <u>1,866</u>   |
| <b>Capital and reserves</b>                           |       |                |                |
| Called up share capital                               | 4     | 3              | 3              |
| Service charge reserve                                | 5     | 119            | 1,683          |
| Sinking fund reserve                                  |       | -              | 180            |
| <b>Shareholders' funds</b>                            |       | <u>122</u>     | <u>1,866</u>   |

The directors are satisfied that the company is entitled to exemption from the provisions of the Companies Act 2006 (the Act) relating to the audit of the financial statements for the year to 31 October 2010 by virtue of section 477, and that no member or members have requested an audit pursuant to section 476 of the Act.

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

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.



T C Stevens  
Director

Approved by the board on 3 April 2015.

**Notes to the Accounts  
for the year ended 31 October 2014**

**1 Accounting policies**

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

**Turnover**

Turnover represents service charges and ground rent receivable.

**Depreciation**

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

|                   |     |
|-------------------|-----|
| Freehold property | Nil |
|-------------------|-----|

**2 Tangible fixed assets**

**Land and  
buildings  
£**

Freehold: Flats 1, 2, 3 and 4, 4 Norwich Avenue, Bournemouth

**Cost**

|                    |  |
|--------------------|--|
| at 1 November 2013 |  |
| at 31 October 2014 |  |

7,811

7,811

**Depreciation**

|                    |  |
|--------------------|--|
| at 1 November 2013 |  |
| at 31 October 2014 |  |

-

-

**Net Book Value**

|                    |  |
|--------------------|--|
| at 31 October 2014 |  |
| at 31 October 2013 |  |

7,811

7,811

**Notes to the Accounts  
for the year ended 31 October 2014**

| <b>3 Creditors: amounts falling due<br/>within one year</b> | <b>2014<br/>£</b> | <b>2013<br/>£</b> |
|-------------------------------------------------------------|-------------------|-------------------|
| Director's loan account - Ms C E Purser                     | 2,603             | 2,603             |
| Director's loan account - Ms R Santiago / Mrs S D Smith     | 2,603             | 2,603             |
| Director's loan account - T C Stevens                       | 2,603             | 2,603             |
| Others                                                      | 118               | -                 |
|                                                             | <u>7,927</u>      | <u>7,809</u>      |

| <b>4 Share Capital</b>     | <b>2014<br/>£</b> | <b>2013<br/>£</b> |
|----------------------------|-------------------|-------------------|
| Authorised:                |                   |                   |
| Ordinary shares of £1 each | <u>100</u>        | <u>100</u>        |

|                                     | <b>2014<br/>No.</b> | <b>2013<br/>No.</b> | <b>2014<br/>£</b> | <b>2013<br/>£</b> |
|-------------------------------------|---------------------|---------------------|-------------------|-------------------|
| Allotted, called up and fully paid: |                     |                     |                   |                   |
| Ordinary shares of £1 each          | 3                   | 3                   | 3                 | 3                 |

There were no movements in share capital during the financial year.

| <b>5 Service charge reserve</b>        | <b>2014<br/>£</b> | <b>2013<br/>£</b> |
|----------------------------------------|-------------------|-------------------|
| at 1 November                          | 1,683             | 1,297             |
| Retained Profit / (Loss)               | - 1,743           | 386               |
| Reallocation from Sinking Fund reserve | 180               | -                 |
| at 31 October                          | <u>119</u>        | <u>1,683</u>      |

**Profit and Loss Account**  
**for the year ended 31 October 2014**  
*for the information of the directors only*

|                                 | <b>2014</b>   | <b>2013</b> |
|---------------------------------|---------------|-------------|
|                                 | <b>£</b>      | <b>£</b>    |
| <b>Income</b>                   |               |             |
| Service charges receivable      | 960           | 960         |
| Additional levy                 | 700           | 140         |
| Conveyancing fees               | 0             | 25          |
| Ground rent receivable          | <u>75</u>     | <u>75</u>   |
|                                 | 1,735         | 1,200       |
| <b>Administrative expenses</b>  |               |             |
| Premises costs                  |               |             |
| Lighting                        | 148           | 151         |
| Repairs and maintenance         | 2,634         | 0           |
| Property insurance              | <u>456</u>    | <u>425</u>  |
|                                 | <u>3,238</u>  | <u>576</u>  |
| General administrative expenses |               |             |
| Companies House fees            | 13            | 13          |
| Bank charges                    | 122           | 120         |
| Accountancy fees                | <u>105</u>    | <u>105</u>  |
|                                 | <u>240</u>    | <u>238</u>  |
|                                 | 3,478         | 814         |
| <b>Operating Profit</b>         | <u>-1,743</u> | <u>386</u>  |
| Interest receivable             | 0             | 0           |
| <b>Profit before tax</b>        | <u>-1,743</u> | <u>386</u>  |