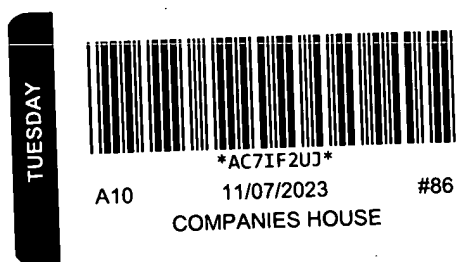


Registered Company No. 3860708

4 Norwich Avenue Freehold Limited

Report and Accounts

Year ended 31 October 2022



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

C Everett

Ms R Santiago

T C Stevens

Registered Office

66 Newark Road

Reddish

Stockport

SK5 7NF

Registered Number

3860708

Directors' Report

The directors present their report and accounts for the year ended 31 October 2022.

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 and was for 99 years from 29 September 2000 with a ground rent of £75 a year. This lease was extended in 2017 to become a 189 year lease from 29 September 1989 at a peppercorn rent.

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	
	2022	2021
C Everett	1	1
Ms R Santiago	1	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 2023.



T C Stevens
Director

**Profit and Loss Account
for the year ended 31 October 2022**

	Notes	2022 £	2021 £
Turnover		1,440	1,440
Administrative expenses		4,722	3,363
Operating Loss		<u>- 3,282</u>	<u>- 1,923</u>
Interest receivable		-	-
Loss on ordinary activities before taxation		<u>- 3,282</u>	<u>- 1,923</u>
Tax on Loss on ordinary activities		-	-
Loss for the financial year	5	<u>- 3,282</u>	<u>- 1,923</u>

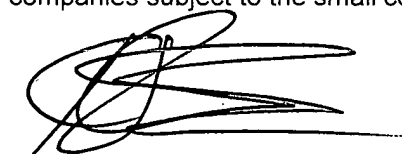
**Balance Sheet
as at 31 October 2022**

	Notes	2022 £	2021 £
Fixed assets			
Tangible assets	2	7,811	7,811
Current assets			
Cash at bank		2,946	6,197
Debtors		-	30
		<u>2,946</u>	<u>6,227</u>
Creditors: amounts falling due within one year	3	7,924	7,924
Net current liabilities		<u>- 4,978</u>	<u>- 1,697</u>
Net assets		<u>2,833</u>	<u>6,114</u>
Capital and reserves			
Called up share capital	4	3	3
Service charge reserve	5	2,830	6,111
Shareholders' funds		<u>2,833</u>	<u>6,114</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 2022 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 2022.

**Notes to the Accounts
for the year ended 31 October 2022**

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 2021	
at 31 October 2022	

7,811
<u>7,811</u>

Depreciation

at 1 November 2021	
at 31 October 2022	

-
<u>-</u>

Net Book Value

at 31 October 2022	
at 31 October 2021	

7,811
<u>7,811</u>

**Notes to the Accounts
for the year ended 31 October 2022**

3 Creditors: amounts falling due within one year	2022 £	2021 £
Director's loan account - Ms C Everett	2,603	2,603
Director's loan account - Ms R Santiago	2,603	2,603
Director's loan account - T C Stevens	2,603	2,603
Others	115	115
	<u>7,924</u>	<u>7,924</u>

4 Share Capital	2022 £	2021 £
Authorised: Ordinary shares of £1 each	<u>100</u>	<u>100</u>

	2022 No.	2021 No.	2022 £	2021 £
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.

5 Service charge reserve	2022 £	2021 £
at 1 November	6,111	8,035
Retained Loss for the year	- 3,282	- 1,923
at 31 October	<u>2,830</u>	<u>6,111</u>

Profit and Loss Account
for the year ended 31 October 2022
for the information of the directors only

	2022	2021
	£	£
Income		
Service charges receivable	1,440	1,440
 Administrative expenses		
Premises costs		
Lighting	419	220
Repairs and maintenance	3,448	2,400
Property insurance	711	583
	<u>4,578</u>	<u>3,203</u>
 General administrative expenses		
Companies House fees	13	13
Bank charges	16	18
Accountancy fees	115	120
Sundries	0	9
	<u>144</u>	<u>160</u>
	4,722	3,363
Operating Loss	<u>-3,282</u>	<u>-1,923</u>
 Interest receivable	0	0
Loss before tax	<u>-3,282</u>	<u>-1,923</u>