

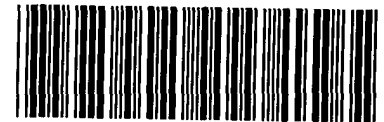
# C R O COPY

**WARNER LESSEES LIMITED**  
**DIRECTOR'S REPORT**  
**AND**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 24<sup>th</sup> DECEMBER 2013**

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**MAURICE ANDREWS**  
Chartered Accountants  
Grove House  
25 Upper Mulgrave Road  
Cheam, Sutton  
Surrey, SM2 7BE

WEDNESDAY



A26 \*A3H3SOQZ\* #170  
24/09/2014  
COMPANIES HOUSE

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**WARNER LESSEES LIMITED**

DIRECTORS J B Marzewski  
G Sheehan

SECRETARY R D S Heald

REGISTERED OFFICE 69 Victoria Road  
Surbiton  
Surrey KT6 4NX

REGISTERED NUMBER 00817300

INDEPENDENT ACCOUNTANT Maurice Andrews  
Chartered Accountants  
Grove House  
25 Upper Mulgrave Road  
Cheam, Sutton  
Surrey SM2 7BE

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**WARNER LESSEES LIMITED**  
**DIRECTORS' REPORT**  
**YEAR ENDED 24<sup>th</sup> DECEMBER 2013**

The directors submit their report with the unaudited financial statements of the company for the year ended 24<sup>th</sup> December 2013.

**TRANSFER OF ACTIVITY**

The principal activity of the company has been the management and maintenance of the estate, comprising 6 flats at 446/456 (even) and 19 houses at 458/494 (even), Gander Green Lane, Sutton, Surrey SM3 9RG: 12 flats at 1/12 Warner Court, Warner Avenue, Sutton, Surrey SM3 9RQ: 36 flats at 15/50 Westbourne Court, Westbourne Avenue, Sutton, Surrey SM3 9ED. On 25<sup>th</sup> December 2010, the collection of service charges, responsibility for the payment of related expenditure, relevant assets and liabilities were transferred to a separate Service Charge Fund, in accordance with the technical guidance published jointly by the professional accountancy bodies, the Association of Residential Managing Agents and the Royal Institution of Chartered Surveyors. Since that date, the company has been dormant.

**DIRECTORS**

The directors during the year were:-

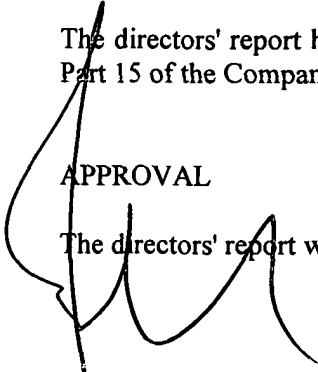
J B Marzewski  
S M Orr (resigned 12.11.2013)  
G Sheehan

**SMALL COMPANY PROVISIONS**

The directors' report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

**APPROVAL**

The directors' report was approved by the Board on 24<sup>th</sup> July 2014 and signed on its behalf by:-

  
R D S HEALD  
COMPANY SECRETARY

**WARNER LESSEES LIMITED**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 24<sup>th</sup> DECEMBER 2013**

	<u>2013</u>	<u>2012</u>
	£	£
INCOME	-	-
EXPENDITURE	<u>-</u>	<u>-</u>
SURPLUS (DEFICIT) FOR THE FINANCIAL YEAR	<u>-</u>	<u>-</u>

**WARNER LESSEES LIMITED****BALANCE SHEET**  
**24<sup>th</sup> DECEMBER 2013**

	<u>Notes</u>	<u>2013</u> £	<u>2012</u> £
<b>CURRENT ASSETS</b>			
Debtors	2	19,819	19,819
CREDITORS: amounts falling due within one year		-	-
<b>NET ASSETS</b>		<u>19,819</u>	<u>19,819</u>
<b>CAPITAL AND RESERVES</b>			
Share capital	3	755	755
Capital reserve	4	<u>19,064</u>	<u>19,064</u>
<b>SHAREHOLDERS' FUNDS</b>		<u>19,819</u>	<u>19,819</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 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 ensuring that the company keeps proper accounting records which comply with section 386 of the Act, and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its surplus or deficit for the financial year in accordance with the requirements of section 394 and 395, and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the company.

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

The financial statements were approved by the Board of Directors  
on 24<sup>th</sup> July 2014 and signed on its behalf by:-



J B Marzewski - Director

**WARNER LESSEES LIMITED****NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 24<sup>th</sup> DECEMBER 2013**

## 1. ACCOUNTING POLICIES

**Basis of accounting**

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

## 2. DEBTORS

	<u>2013</u>	<u>2012</u>
	£	£
Service Charge Fund	19,819	19,819
	<u>19,819</u>	<u>19,819</u>

## 3. SHARE CAPITAL

			<u>2013</u>	<u>2012</u>
			£	£
Authorised				
Number	Class	Nominal Value		
75	'A' Ordinary	£10	750	750
250	'B' Ordinary	10p	<u>25</u>	<u>25</u>
			775	775
			<u>775</u>	<u>775</u>
Allotted and fully paid				
Number	Class	Nominal Value		
73	'A' Ordinary	£10	730	730
250	'B' Ordinary	10p	<u>25</u>	<u>25</u>
			755	755
			<u>755</u>	<u>755</u>

## 4. CAPITAL RESERVE

	<u>2013</u>	<u>2012</u>
	£	£
Premium received		
- variation to Head Lease	22,500	22,500
<u>deduct</u>		
- legal/professional fees	<u>3,436</u>	<u>3,436</u>
	19,064	19,064
	<u>19,064</u>	<u>19,064</u>

**INDEPENDENT ACCOUNTANT'S REPORT TO THE BOARD OF DIRECTORS**  
**ON THE UNAUDITED FINANCIAL STATEMENTS OF**  
**WARNER LESSEES LIMITED**  
**YEAR ENDED 24<sup>th</sup> DECEMBER 2013**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Warner Lessees Limited for the year ended 24<sup>th</sup> December 2013 as set out on pages 2 to 4 from the company's accounting records and information and explanations you have given to us.


As a practising member firm of The Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at [www.icaew.com](http://www.icaew.com)

This report is made solely to the Directors of Warner Lessees Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Warner Lessees Limited and state those matters that we have agreed to state to them, as a body, in this report in accordance with the requirements of The Institute of Chartered Accountants in England and Wales as detailed at [www.icaew.com](http://www.icaew.com). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Warner Lessees Limited and its Directors as a body for our work or for this report.

It is your duty to ensure that Warner Lessees Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and surplus or deficit of Warner Lessees Limited. You consider that Warner Lessees Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Warner Lessees Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not therefore express any opinion on the statutory financial statements.

Grove House  
25 Upper Mulgrave Road  
Cheam, Sutton  
Surrey SM2 7BE  
24<sup>th</sup> July 2014

  
**MAURICE ANDREWS**  
**CHARTERED ACCOUNTANTS**