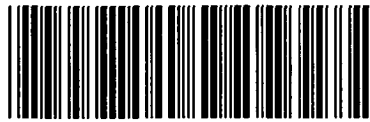


Registered Number
00817300

WARNER LESSEES LIMITED
DIRECTOR'S REPORT
AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 24th DECEMBER 2017

THURSDAY



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COMPANIES HOUSE

MAURICE ANDREWS
Chartered Accountants
Global House
1 Ashley Avenue
Epsom
Surrey KT18 5FL

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 Global House 1 Ashley Avenue Epsom Surrey KT18 5FL

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WARNER LESSEES LIMITED
DIRECTORS' REPORT
YEAR ENDED 24th DECEMBER 2017

The directors submit their report with the unaudited financial statements of the company for the year ended 24th December 2017.

PRINCIPAL ACTIVITY

The principal activity of the company was 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 25th 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
G Sheehan

SMALL COMPANY PROVISIONS

The directors' report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

APPROVAL

The directors' report was approved by the Board on 18th September 2018 and signed on its behalf by:-


R D S HEALD
COMPANY SECRETARY

WARNER LESSEES LIMITED
STATEMENT OF INCOME AND RETAINED EARNINGS
FOR THE YEAR ENDED 24th DECEMBER 2017

	<u>2017</u>	<u>2016</u>
	£	£
INCOME	-	-
EXPENDITURE	<u>-</u>	<u>-</u>
SURPLUS (DEFICIT) FOR THE FINANCIAL YEAR AND TOTAL COMPREHENSIVE INCOME	-	-
RETAINED EARNINGS (LOSSES) AT THE START OF THE YEAR	<u>-</u>	<u>-</u>
RETAINED EARNINGS (LOSSES) AT THE END OF THE YEAR	<u>-</u>	<u>-</u>

WARNER LESSEES LIMITED
STATEMENT OF FINANCIAL POSITION
24th DECEMBER 2017

	<u>Notes</u>	<u>2017</u> £	<u>2018</u> £
CURRENT ASSETS			
Debtors	2	19,819	19,819
CREDITORS: amounts falling due within one year		-	-
NET ASSETS		<u>19,819</u>	<u>19,819</u>
CAPITAL AND RESERVES			
Share capital	3	755	755
Capital reserve	4	<u>19,064</u>	<u>19,064</u>
SHAREHOLDERS' FUNDS		<u>19,819</u>	<u>19,819</u>

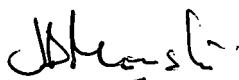
These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Ireland'.

For the year ended 24th December 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The sole director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The financial statements were approved by the Board of Directors
on 18th September 2018 and signed on its behalf by:-


J B Mażewski - Director

WARNER LESSEES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 24th DECEMBER 2017

1. GENERAL INFORMATION

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 69 Victoria Road, Surbiton, Surrey KT6 4NX.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with the provisions of FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared on the historical cost basis.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Transition to FRS 102

The company transitioned from previous UK GAAP to FRS 102 as at 25th December 2015. Details of how FRS 102 has affected the reported financial position and financial performance is given in Note 7.

4. DEBTORS

	<u>2017</u>	<u>2016</u>
	£	£
Service Charge Fund	19,819	19,819
	<u>=====</u>	<u>=====</u>

5. SHARE CAPITAL

			<u>2017</u>	<u>2016</u>
			£	£
Authorised				
Number	Class	Nominal Value		
75	'A' Ordinary	£10	750	750
250	'B' Ordinary	10p	<u>25</u>	<u>25</u>
			<u>775</u>	<u>775</u>
			<u>=====</u>	<u>=====</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>
			<u>755</u>	<u>755</u>
			<u>=====</u>	<u>=====</u>

WARNER LESSEES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 24th DECEMBER 2017
(continued)

6.	CAPITAL RESERVE	<u>2017</u>	<u>2016</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>
		<u>19,064</u>	<u>19,064</u>

7. TRANSITION TO FRS 102

These are the first financial statements which comply with FRS 102. The company transitioned to FRS 102 on 25th December 2015.

No transitional adjustments were required in equity or surplus or deficit for the year.

INDEPENDENT ACCOUNTANT'S REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
WARNER LESSEES LIMITED
YEAR ENDED 24th DECEMBER 2017

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 24th December 2017 as set out on pages 2 to 5 from the company's accounting records and information and explanations you have given to us.

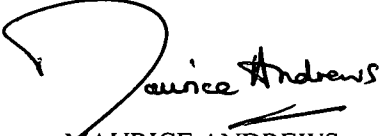
As a practising member firm of The Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at www.icaew.com

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. 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.

Global House
1 Ashley Avenue
Epsom
Surrey KT18 5FL
18th September 2018


MAURICE ANDREWS
CHARTERED ACCOUNTANTS