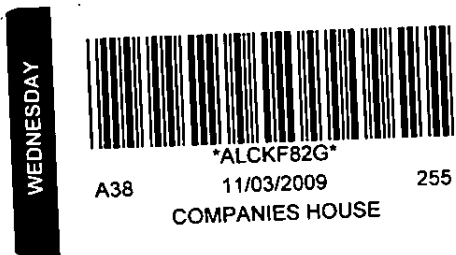


**1-38 Telford Court Residents Limited**

**Directors' report and unaudited financial statements**

**for the year ended 31 December 2008**

**Registration number 2863893**



**Cocke, Vellacott & Hill**  
**Chartered Accountants**  
Unit 3 Dock Offices, Surrey Quays Road  
Surrey Quays, LONDON, SE16 2XU

**1-38 Telford Court Residents Limited**  
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**1-38 Telford Court Residents Limited**  
**Company information**

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Directors	J. Bernstein A. Walker R. Ball S.V. Barton	(appointed on 4 April 2008) (appointed on 25 June 2008)
Secretary	A.E. Marloe	
Company number	2863893	
Registered office	c/o Cocke, Vellacott & Hill Unit 3 Dock Offices Surrey Quays Road London SE16 2XU	
Chartered accountant	Cocke, Vellacott & Hill Unit 3 Dock Offices Surrey Quays Road London SE16 2XU	
Bankers	Lloyds TSB Bank plc Norbury Branch 1433-1435 London Road Norbury London SW16 4AG	
Managing agents	Frank Bailey & Partners 19 New Road Basingstoke Hampshire RG21 7PR	

**1-38 Telford Court Residents Limited**  
**Directors' report for the year ended 31 December 2008**

The directors present their report and the financial statements for the year ended 31 December 2008.

**Principal activity and review of the business**

The company is a property management company, owning the freehold of Telford Court. It is intended that the company be non-profit and non-loss making.

**Results and dividends**

Currently the management of Telford Court is in the hands of Telford Court Residents Association. In due course the management, assets and liabilities of Telford Court Residents Association will be transferred to the company.

The results for the year are set out on page 3. During the year, no major works were carried out. Operating income amounted to £25,310 (2007 - £163) and operating expenses totalled £8,335 (2007 - £709). The profit for the year, after taxation, amounted to £14,731 which will be transferred to reserves (2007 - £417). The directors do not recommend payment of a dividend for the year.

**Directors and their interests**

The directors who served during the year and their interests in the company are as stated below:

		<b>Class of share</b>	<b>31/12/08</b>	<b>31/12/07</b>
E.G. Faris	(resigned on 13 May 2008)	Ordinary shares	3	3
J. Bernstein		Ordinary shares	-	-
A. Walker		Ordinary shares	3	3
R. Ball	(appointed on 4 April 2008)	Ordinary shares	3	3
S.V. Barton	(appointed on 25 June 2008)	Ordinary shares	3	3

**Statement of directors' responsibilities**

The directors are responsible for preparing the financial statements in accordance with applicable law and regulations. Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to give a true and fair view of the state of the affairs of the company and of the profit or loss of the company for that year. In preparing these financial statements the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Audit exemption**

The company has taken advantage of the exemption under Subsection 1 of Section 249A of the Companies Act 1985 and these financial statements are therefore unaudited.

This report was approved by the Board on 2 March 2009 and signed on its behalf by

  
A.E. Marloe (Secretary)

**1-38 Telford Court Residents Limited**  
**Profit and loss account for the year ended 31 December 2008**

	Notes	Continuing operations	
		2008	2007
		£	£
<b>Operating income</b>			
<b>Assignment of lease</b>	<b>1</b>	<b>25,310</b>	<b>163</b>
Administrative expenses		(8,335)	(709)
<b>Operating profit/(loss)</b>	<b>2</b>	<b>16,975</b>	<b>(546)</b>
Other interest receivable and similar income		1,461	963
Interest payable and similar charges	<b>3</b>	(1)	-
<b>Profit on ordinary activities before taxation</b>		<b>18,435</b>	<b>417</b>
Tax on profit on ordinary activities	<b>5</b>	(3,704)	-
<b>Profit on ordinary activities after taxation</b>		<b>14,731</b>	<b>417</b>
<b>Retained profit for the year</b>		<b>14,731</b>	<b>417</b>
Retained profit brought forward		14,191	13,774
<b>Retained profit carried forward</b>		<b>28,922</b>	<b>14,191</b>

All of the operations undertaken by the company during the current and preceding year are continuing operations.

The company has no recognised gains and losses other than those included in the profit and loss above and therefore no separate statement of total recognised gains and losses has been presented.

There is no difference between the profit on ordinary activities before taxation and the retained profit for the year stated above, and their historical cost equivalents.

**1-38 Telford Court Residents Limited**  
**Balance sheet as at 31 December 2008**

	Notes	2008		2007	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	6		11,443		11,605
<b>Current assets</b>					
Debtors	7	6,021		21	
Cash at bank and in hand		45,985		32,304	
		<u>52,006</u>		<u>32,325</u>	
<b>Creditors: amounts falling due within one year</b>	8	<u>(21,020)</u>		<u>(16,232)</u>	
Net current assets (liabilities)			<u>30,986</u>		<u>16,093</u>
<b>Total assets less current liabilities</b>			<u>42,429</u>		<u>27,698</u>
<b>Provisions for liabilities</b>	9		<u>(13,453)</u>		<u>(13,453)</u>
<b>Net assets</b>			<u><u>28,976</u></u>		<u><u>14,245</u></u>
<b>Capital and reserves</b>					
Called up share capital	10		54		54
Profit and loss account			<u>28,922</u>		<u>14,191</u>
<b>Equity shareholders' funds</b>	11		<u><u>28,976</u></u>		<u><u>14,245</u></u>

In approving these financial statements as directors of the company we hereby confirm:

(a) that for the year stated above the company was entitled to the exemption conferred by Section 249A(1) of the Companies Act 1985;

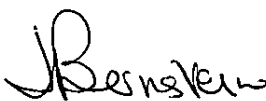
(b) that no notice has been deposited at the registered office of the company pursuant to Section 249B(2) requesting that an audit be conducted for the year ended 31 December 2008 and

(c) that we acknowledge our responsibilities for:

(i) ensuring that the company keeps accounting records which comply with Section 221, and

ii) 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 profit or loss for the year then ended in accordance with the requirements of Section 226 and which otherwise comply with the provisions of the Companies Act relating to financial statements, so far as applicable to the company.

The financial statements were approved by the Board on 2 March 2009 and signed on its behalf by



**J. Bernstein - Director**

**1-38 Telford Court Residents Limited**  
**Notes to the financial statements**  
**for the year ended 31 December 2008**

**1. Accounting policies**

**1.1. Accounting convention**

The financial statements are prepared under the historical cost and on accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The company has taken advantage of the exemption in FRS1 from the requirement to produce a cashflow statement because it is a small company.

**1.2. Turnover**

Turnover represents income from extension of leases and service charge fees levied for major works.

**1.3. Tangible fixed assets and depreciation**

Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life, as follows:

Computers - 25% straight line

The freehold property is shown at cost. The directors do not believe any impairment to that cost has occurred. No depreciation is provided on the freehold property. In the directors' opinion, depreciation would be immaterial and this has not been charged.

**1.4. Deferred taxation**

Provision is made for deferred taxation using the liability method to take account of all timing differences between the incidence of income and expenditure for taxation and accounting purposes except to the extent that the directors consider that a liability to taxation is unlikely to crystallise.

**2. Operating profit/(loss)**

	2008	2007
	£	£

Operating profit/(loss) is stated after charging:

Depreciation and other amounts written off tangible assets	162	162
--	-----	-----

**3. Interest payable and similar charges**

	2008	2007
	£	£

Included in this category is the following:

On loans and overdrafts	1	-
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**4. Directors' and employees**

The company does not have any employees and therefore incurs no staff costs. It pays a management charge for the administration of its affairs. The directors received no emoluments from the company during the year (2007 - nil).

**1-38 Telford Court Residents Limited**  
**Notes to the financial statements**  
**for the year ended 31 December 2008**

**5. Tax on profit on ordinary activities**

<b>Analysis of charge in period</b>	<b>2008</b>	<b>2007</b>
<b>Current tax</b>	<b>£</b>	<b>£</b>
UK corporation tax	<b>3,704</b>	<b>-</b>
	<u><u>          </u></u>	<u><u>          </u></u>

**Factors affecting tax charge for period**

The tax assessed for the period is lower than the average small companies rate of corporation tax in the UK of 20.75% (2007 : 19.75%). The differences are explained below:

	<b>2008</b>	<b>2007</b>
	<b>£</b>	<b>£</b>
Profit on ordinary activities before taxation	<b>18,435</b>	<b>417</b>
	<u><u>          </u></u>	<u><u>          </u></u>
Profit on ordinary activities multiplied by the average small companies rate of corporation tax in the UK of 20.75% (2007 : 19.75%)	<b>3,825</b>	<b>82</b>
<b>Effects of:</b>		
Expenses not deductible for tax purposes	<b>-</b>	<b>32</b>
Utilisation of excess management expenses brought forward	<b>(121)</b>	<b>(114)</b>
	<u><u>          </u></u>	<u><u>          </u></u>
Current tax charge for period	<b>3,704</b>	<b>-</b>
	<u><u>          </u></u>	<u><u>          </u></u>

No provision is required for deferred taxation.

**6. Tangible fixed assets**

	<b>Freehold property</b>	<b>Computers</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>			
At 1 January 2008	11,280	649	11,929
	<u>          </u>	<u>          </u>	<u>          </u>
At 31 December 2008	11,280	649	11,929
	<u>          </u>	<u>          </u>	<u>          </u>
<b>Depreciation</b>			
At 1 January 2008	-	324	324
Charge for the year	-	162	162
	<u>          </u>	<u>          </u>	<u>          </u>
At 31 December 2008	-	486	486
	<u>          </u>	<u>          </u>	<u>          </u>
<b>Net book values</b>			
At 31 December 2008	11,280	163	11,443
	<u><u>          </u></u>	<u><u>          </u></u>	<u><u>          </u></u>
At 31 December 2007	11,280	325	11,605
	<u><u>          </u></u>	<u><u>          </u></u>	<u><u>          </u></u>

**7. Debtors**

	<b>2008</b>	<b>2007</b>
	<b>£</b>	<b>£</b>
Trade debtors	<b>21</b>	<b>21</b>
Monies paid in advance to new management agent	<b>6,000</b>	<b>-</b>
	<u><u>          </u></u>	<u><u>          </u></u>
	<b>6,021</b>	<b>21</b>
	<u><u>          </u></u>	<u><u>          </u></u>



**1-38 Telford Court Residents Limited**  
**Notes to the financial statements**  
**for the year ended 31 December 2008**

<b>8. Creditors: amounts falling due within one year</b>	<b>2008</b>	<b>2007</b>
	<b>£</b>	<b>£</b>
Amounts due to Telford Court Residents' Association *	16,774	15,203
Corporation tax	3,704	-
Accruals and deferred income	542	1,029
	<u>21,020</u>	<u>16,232</u>

\* Amounts due to Telford Court Residents' Association (TECRA) are in respect of the purchase of the freehold settled by TECRA, less the proceeds of fees in respect of licence fee amendments held by TECRA on behalf of the company, any other administrative expenses paid by TECRA on behalf of the company - (see note 12).

<b>9. Provisions for liabilities</b>	<b>2008</b>
	<b>£</b>
At 1 January 2008	13,453
Utilised in the year	-
At 31 December 2008	<u>13,453</u>

<b>10. Share capital</b>	<b>2008</b>	<b>2007</b>
	<b>£</b>	<b>£</b>
<b>Authorised equity</b>		
114 Ordinary shares of £1 each	<u>114</u>	<u>114</u>
<b>Allotted, called up and fully paid equity</b>		
54 Ordinary shares of £1 each	<u>54</u>	<u>54</u>

<b>11. Reconciliation of movements in shareholders' funds</b>	<b>2008</b>	<b>2007</b>
	<b>£</b>	<b>£</b>
Profit for the year	14,731	417
Opening shareholders' funds	14,245	13,828
Closing shareholders' funds	<u>28,976</u>	<u>14,245</u>

**12. Related party transactions**

Telford Court Residents' Association (TECRA) is a non-profit and non-loss making body that manages the day to day affairs of Telford Court in conjunction with managing agents.

TECRA collects the normal service charges used to pay the normal running expenses of Telford Court. 1-38 Telford Court Residents Limited owns the freehold of Telford Court. In due course, the management, assets and liabilities of TECRA will be transferred to the company.

At the year end, a balance of £16,774 (31 December 2007 - £15,203) was due to TECRA (see note 8). TECRA is run by a management committee. The directors of 1-38 Telford Court Residents Limited are all members of that management committee.