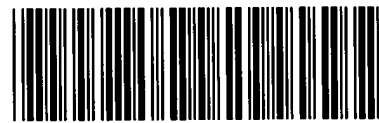


ROC

Registration number: 02938778

**33 LANGHAM ROAD LONDON SW20 LIMITED**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2017**

FRIDAY



A25 \*A7EZKYLØ\* #355  
21/09/2018  
COMPANIES HOUSE

**33 LANGHAM ROAD LONDON SW20 LIMITED**

---

**CONTENTS**

---

<b>Section</b>	<b>Page</b>
Company Information	1
Directors' Report	2
Income Statement	3
Statement of Financial Position	4
Notes to the Financial Statements	5 to 8

---

**33 LANGHAM ROAD LONDON SW20 LIMITED**

---

**COMPANY INFORMATION**

---

**Directors**

T Wright  
V G Lewis

**Company  
secretary**

Willmotts (Ealing) Limited

**Registered office**

Willmott House  
12 Blacks Road  
London  
W6 9EU

**Accountants**

Service Charge Assurance Limited  
Chartered Accountants  
Salatin House  
19 Cedar Road  
Sutton  
Surrey  
SM2 5DA

## 33 LANGHAM ROAD LONDON SW20 LIMITED

---

### DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2017

---

The directors present their annual report on the affairs of 33 Langham Road London SW20 Limited, together with the financial statements for the year ended 31 December 2017.

#### **Principal activity**

The principal activity of the company is the management of the residential property known as Meers Court, 33 Langham Road, London, SW20 for the mutual benefit of the Lessees.

#### **Directors of the company**

The directors who served throughout the year and up to date of authorisation of this report were as follows:

T Wright

V G Lewis

#### **Going concern**

The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis in preparing the annual financial statements.

#### **Small companies provision statement**

The directors have taken advantage of the small companies exemptions provided by sections 414B and 415A of the Companies Act 2006 from the requirement to prepare a strategic report and in preparing the directors' report on the grounds that the company is entitled to prepare its accounts for the year in accordance with the small companies regime.

The directors' report was approved by the Board on 11 June 2018 and signed on its behalf by:



.....  
Authorised signatory of  
Willmotts (Ealing) Limited  
Company secretary

33 LANGHAM ROAD LONDON SW20 LIMITED

---

INCOME STATEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2017

---

	Note	2017 £	2016 £
Service charge income		22,718	22,760
Service charge expenditure		<u>(21,818)</u>	<u>(24,861)</u>
<b>Service charge surplus/(deficit)</b>		<u>900</u>	<u>(2,101)</u>
<b>Surplus/(deficit) on ordinary activities before taxation</b>		900	(2,101)
Taxation		<u>-</u>	<u>-</u>
<b>Surplus/(deficit) for the financial year</b>		<u>900</u>	<u>(2,101)</u>

33 LANGHAM ROAD LONDON SW20 LIMITED

(REGISTRATION NUMBER: 02938778)  
STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2017

	Note	2017 £	2016 £
<b>Non-current assets</b>			
Property, plant and equipment	4	1	1
<b>Current assets</b>			
Receivables	5	4,992	4,030
Managing agent's client account		19,351	8,177
Cash at bank	6	-	9,930
		<u>24,343</u>	<u>22,137</u>
<b>Payables: Amounts falling due within one year</b>	7	<u>(11,266)</u>	<u>(9,960)</u>
<b>Net current assets</b>		<u>13,077</u>	<u>12,177</u>
<b>Net assets</b>		<u>13,078</u>	<u>12,178</u>
<b>Equity</b>			
Called up share capital	8	14	14
Revenue reserve	9	<u>13,064</u>	<u>12,164</u>
<b>Total equity</b>		<u>13,078</u>	<u>12,178</u>

For the financial year ending 31 December 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements of 33 Langham Road London SW20 Limited were approved and authorised for issue by the Board on 11 June 2018 and signed on its behalf by:



V G Lewis

Director

The notes on pages 5 to 8 form an integral part of these financial statements.

## 33 LANGHAM ROAD LONDON SW20 LIMITED

---

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

---

#### 1 General information

33 Langham Road London SW20 Limited (the 'company') is a private company limited by share capital incorporated in England and Wales under the Companies Act.

The address of the registered office is given on page 1. The nature of the company's principal activities are set out in the Directors Report on page 2.

#### 2 Accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented.

##### Going concern

The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis in preparing the annual financial statements.

##### Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

##### Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

The functional currency of the company is considered to be pounds sterling (£) because that is the currency of the primary economic environment in which the company operates. The financial statements are presented in pound sterling (£).

##### Departures from Companies Act requirements

The financial statements depart from the standard format of the Companies Act 2006 in that turnover has been replaced by service charge income, cost of sales has been replaced by service charge expenditure and profit/(loss) has been replaced by surplus/(deficit). This departure, as permitted by s396 of the Companies Act 2006, has arisen because the directors consider that this presentation is more appropriate given the nature of the company's activity. The result for the year is unaffected by the accounting treatment adopted.

##### Judgements

There are no critical judgements made by the directors in the process of applying the company's accounting policies which have the most significant effect on the amounts recognised in the financial statements.

## 33 LANGHAM ROAD LONDON SW20 LIMITED

---

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017 (CONTINUED)

---

#### 2 Accounting policies (continued)

##### Revenue recognition

Service charges collected are held on trust for the purpose of meeting the relevant costs in relation to the property in accordance with the provisions of section 42 of the Landlord and Tenant Act 1987.

Service charge income represents variable service charges receivable from the leaseholders for the year.

##### Taxation

The company acts as a trustee in respect of funds held to manage the property known as Meers Court, at 33 Langham Road, London SW20. In consequence, service charge income and service charge expenditure items are neither taxable nor allowable for corporation tax purposes.

##### Property, plant and equipment

Property, plant and equipment comprises of the freehold land at Meers Court, 33 Langham Road, London, SW20 8TP. No depreciation is provided on this.

##### Asset class

Freehold land

##### Depreciation method and rate

Nil

##### Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and are subject to an insignificant risk of change in value.

##### Receivables

Service charge arrears are amounts due at the financial year end from the leaseholders.

##### Payables

Payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the Company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

##### Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

##### Financial instruments

The company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.



33 LANGHAM ROAD LONDON SW20 LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2017 (CONTINUED)

**3 Staff numbers**

The company had no employees during the current and the preceding year.

**4 Property, plant and equipment**

	Freehold land £	Total £
<b>Cost</b>		
At 1 January 2017 and 31 December 2017	<u>1</u>	<u>1</u>
<b>Carrying amount</b>		
At 31 December 2017	<u>1</u>	<u>1</u>
At 31 December 2016	<u>1</u>	<u>1</u>

**5 Receivables**

	2017 £	2016 £
Service charge arrears	799	18
Prepayments	<u>4,193</u>	<u>4,012</u>
	<u>4,992</u>	<u>4,030</u>

**6 Cash and cash equivalents**

	2017 £	2016 £
Cash at bank - Allied Irish Bank (GB)	-	9,930
Cash at bank - client account	<u>19,351</u>	<u>8,177</u>
	<u>19,351</u>	<u>18,107</u>

Funds are held in trust at National Westminster Bank Plc in a designated client account maintained by Willmotts (Ealing) Limited, the managing agent.

33 LANGHAM ROAD LONDON SW20 LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2017 (CONTINUED)

**7 Payables**

	2017 £	2016 £
<b>Due within one year</b>		
Service charge creditors	1,541	1,482
Service charges received in advance	6,198	5,079
Deferred income - insurance charges	2,849	2,721
Accrued expenses	678	678
	<u>11,266</u>	<u>9,960</u>

**8 Share capital**

**Allotted, called up and fully paid shares**

	2017		2016	
	No.	£	No.	£
Ordinary shares of £1 each	<u>14</u>	<u>14</u>	<u>14</u>	<u>14</u>

**9 Reserves**

	Revenue reserve £
At 1 January 2017	12,164
Surplus for the year	900
At 31 December 2017	<u>13,064</u>

**10 Related party transactions**

There were no related party transactions to disclose.