

Registration number: 02938778 (England and Wales)

**33 LANGHAM ROAD LONDON SW20 LIMITED**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**

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**33 LANGHAM ROAD LONDON SW20 LIMITED**  
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**33 LANGHAM ROAD LONDON SW20 LIMITED**  
**COMPANY INFORMATION**

**Directors** V G Lewis  
T Wright

**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 2016**

The directors present their report and the unaudited financial statements for the year ended 31 December 2016.

**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 held office during the year and up to the date of signing these financial statements were as follows:

V G Lewis

T Wright

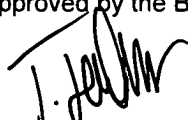
**Going concern**

No material uncertainties that may cast significant doubt about the ability of the company to continue as a going concern have been identified by the directors.

**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.

Approved by the Board on 5 June 2017 and signed by:



.....  
A duly authorised signatory of:  
Willmotts (Ealing) Limited  
Company secretary

**33 LANGHAM ROAD LONDON SW20 LIMITED**  
**INCOME STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2016**

	Note	2016 £	2015 £
Service charge income		22,760	22,498
Service charge expenditure		<u>(24,861)</u>	<u>(19,665)</u>
<b>Service charge (deficit)/ surplus</b>		<u>(2,101)</u>	<u>2,833</u>
<b>(Deficit)/surplus on ordinary activities before taxation</b>		(2,101)	2,833
Taxation		<u>-</u>	<u>-</u>
<b>(Deficit)/surplus for the financial year</b>		<u><u>(2,101)</u></u>	<u><u>2,833</u></u>

The notes on pages 5 to 7 form an integral part of these financial statements.  
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**33 LANGHAM ROAD LONDON SW20 LIMITED**  
**(REGISTRATION NUMBER: 02938778)**  
**STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2016**

	Note	2016 £	2015 £
<b>Non current assets</b>			
Property, plant and equipment	4	1	1
<b>Current assets</b>			
Receivables	5	4,030	4,142
Managing agent's client account		8,177	5,381
Cash at bank		9,930	9,970
		22,137	19,493
<b>Payables: Amounts falling due within one year</b>	6	(9,960)	(5,215)
<b>Net current assets</b>		12,177	14,278
<b>Net assets</b>		12,178	14,279
<b>Equity</b>			
Called up share capital		14	14
Revenue account	7	12,164	14,265
<b>Total equity</b>		12,178	14,279


For the financial year ending 31 December 2016 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 applicable 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.

These financial statements were approved and authorised by the Board on 5 June 2017 and signed on its behalf by:

  
 .....  
 V G Lewis  
 Director

**33 LANGHAM ROAD LONDON SW20 LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**

**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 its registered office is given on page 1. The nature of the company's operations and its 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, unless otherwise stated.

**Going concern**

No material uncertainties that may cast significant doubt about the ability of the company to continue as a going concern have been identified by the directors.

**Statement of compliance**

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' Section 1A Small Entities and in accordance with the Companies Act 2006. There were no material departures from that standard.

These financial statements for the year ended 31 December 2016 are the first financial statements that comply with FRS 102 Section 1A small entities. The company transitioned from previously extant UK GAAP to FRS 102 on 1 January 2015. An explanation of how the transition to FRS 102 has affected the reported financial position and financial performance is given in note 8.

**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 that currency of the primary economic environment in which the company operates. The financial statements are presented in 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.

**33 LANGHAM ROAD LONDON SW20 LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**  
**(CONTINUED)**

**Service charge income**

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

**Tax**

The company acts as a trustee in respect of funds held to manage Meers Court. Income tax payable is provided on investment income at the current rate of tax.

**Property, plant and equipment**

Tangible fixed assets comprises the freehold land at 33 Langham Road, London, SW20 8TP, which is stated at a nominal value of £1. No depreciation is provided on this.

<b>Asset class</b>	<b>Depreciation method and rate</b>
Freehold land	Nil

**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.

**3 STAFF NUMBERS**

The average number of persons employed by the company during the year was nil (2015: nil).

**4 PROPERTY, PLANT AND EQUIPMENT**

	<b>Freehold land £</b>	<b>Total £</b>
<b>Cost</b>		
At 1 January 2016 and 31 December 2016	1	1
<b>Net book value</b>		
At 31 December 2016	1	1
At 31 December 2015	1	1



**33 LANGHAM ROAD LONDON SW20 LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**  
**(CONTINUED)**

**5 RECEIVABLES**

	2016 £	2015 £
Service charge arrears	18	-
Prepayments	4,012	4,142
	<u>4,030</u>	<u>4,142</u>

**6 PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2016 £	2015 £
Service charge creditors	1,482	1,634
Accrued expenses	678	678
Service charges received in advance	5,079	-
Deferred income - insurance charges	2,721	2,903
	<u>9,960</u>	<u>5,215</u>

**7 RESERVES**

	Revenue account £	Total £
At 1 January 2016	14,265	14,265
Deficit for the year	(2,101)	(2,101)
At 31 December 2016	<u>12,164</u>	<u>12,164</u>

**8 TRANSITION TO FRS 102**

The company is a first time adopter of FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council. The last financial statements prepared under previously extant UK GAAP were for the year ended 31 December 2015 and the date of transition to FRS 102 was therefore 1 January 2015. There has been no effect on accounting policies as a consequence of the adoption of FRS 102. In addition, the transition has had no effect on the company's reported financial position and financial performance.