

# **The Grange Freeholders Ltd**

Financial Statements for the year ended

31 March 2016

Company Number 06733330

# **The Grange Freeholders Ltd**

**YEAR ENDED 31ST MARCH 2016**

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**THE GRANGE FREEHOLDERS LIMITED (Registered number 06733330)**

**REPORT OF THE DIRECTORS**

**YEAR ENDED 31ST MARCH 2016**

The Director submits his report together with the financial statements for the year ended 31st March 2016.

**PRINCIPAL ACTIVITIES**

The principal activities of the company are to own, manage, maintain and administer the land and buildings of The Grange, Blunsdon St Andrew, Swindon.

**BUSINESS REVIEW**

The "Right To Enfranchisement" was exercised under the provisions of the Commonhold and Leasehold Reform Act 2002 by the company in 2009. Five of the six flat leaseholders at The Grange are shareholders of the company.

**Current year**

The Service Charge for the year was £840 (2015: £720) per flat. During the year £5,452 (2015: £1,655) was spent on roof repairs and £3,195 (2015: £Nil) on painting the building. In total £11,453 (2015: £4,564) was expended on maintaining and administering the building.

Following the year end the leaseholders agreed to appoint a managing agent to act on their behalf with effect from 1 August 2016.

**Restated prior year accounts**

The director has restated the prior year accounts to show the value of a 1/6th freehold share held by the company at £2,100 being equal to the amount paid by the five shareholders for each of their shares of the freehold. The director acknowledges that the value of the five shares in the freehold has been married to the leasehold values of those properties and no longer has any value to the company. The remaining 1/6th share paid for by loans provided to the company by shareholders is an asset of the company as the company continues to charge ground rent of £125 per year on the remaining property and is able to sell this freehold share in the future. Accordingly the share premium previously shown in the accounts has been removed as it is acknowledged that the amount paid by the shareholders over and above the nominal £1 share value was in exchange for their share of the freehold that has been married to the shareholders' leasehold property values. The ground rent income is not part of the service charge income and is now shown separately.

**DIRECTORS**

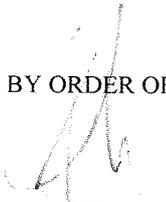
The following directors held office during the period from 1 April 2015 to the date of this report.

William Paul Stevens - resigned 8 November 2015

Simon Stuart Adair - appointed 7 March 2016

Paul Edward Francis Zukiewicz - resigned 24 July 2016

BY ORDER OF THE BOARD



John R Morris FCMA CGMA MIRPM

Company Secretary

12 September 2016

Registered office: 15 Windsor Road, Swindon SN3 1JP [www.thegrange.rmcweb.site](http://www.thegrange.rmcweb.site)

**THE GRANGE FREEHOLDERS LIMITED (Registered number 06733330)**

**Income Statement**

**For the year ended 31 March:-**

		<b>2016</b>	<b>2015</b>
	Note	£	£
TURNOVER	2	5,535	6,020
Operating charges	12	(11,453)	(4,564)
<b>(DEFICIT)/SURPLUS FOR THE FINANCIAL YEAR</b>		<b>(5,918)</b>	<b>1,456</b>

**THE GRANGE FREEHOLDERS LIMITED (Registered number 06733330)**

**Balance Sheet as at:-**

	Note	31st March 2016		31st March 2015	
		£	£	£	£
<b>Fixed Assets</b>				Restated	Restated
Tangible assets	3		2,100		2,100
<b>Current Assets</b>					
Cash at Bank		1,841		7,665	
Debtors	4	<u>36</u>		<u>77</u>	
		1,877		7,742	
<b>Creditors : Amounts falling due within one year</b>	5	(399)		(341)	
Net Current Assets			<u>1,478</u>		<u>7,401</u>
<b>Total assets less liabilities</b>			3,578		9,501
<b>Creditors : Amounts falling due after more than one year</b>	6		(2,100)		(2,100)
Total Assets Less Current Liabilities			<u><u>1,478</u></u>		<u><u>7,401</u></u>
<b>Capital and Reserves</b>					
Called up share capital	7		<u>5</u>		<u>5</u>
<b>Shareholders' Funds - equity interests</b>			5		5
Service Charge reserves	9		1,353		7,396
Profit & Loss Reserve	9		<u>120</u>		-
<b>Service Charge reserves</b>			1,473		7,396
<b>Shareholders' funds</b>			<u><u>1,478</u></u>		<u><u>7,401</u></u>

- a. For the year ending 31 March 2016 the company was entitled to exemption under section 477 of the Companies Act 2006.
- b. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- c. The director acknowledges his responsibility for:
  - i. ensuring the company keeps accounting records which comply with Section 386; and
  - ii. preparing accounts 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 financial year, in accordance with the requirements of section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as is applicable to the company.

Simon Stuart Adair



Director

## THE GRANGE FREEHOLDERS LIMITED (Registered number 06733330)

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST MARCH 20161 ACCOUNTING POLICIES**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

2 TURNOVER

Turnover represents the amounts derived from the provision of services during the year, exclusive of value added tax.

	<u>31.03.16</u>	<u>31.03.16</u>	<u>31.03.15</u>	<u>31.03.15</u>
		£		£
Service Charges	5,040		4,320	
Other income	370			
Loan waivers	-	5,410	1,575	5,895
Ground rent		125		125
		<u>5,535</u>		<u>6,020</u>

3 FIXED ASSET

This is the value of the freehold share in The Grange owned by the company at cost.

4 DEBTORS

	<u>31.03.16</u>	<u>31.03.15</u>
	£	£
Trade debtors (outstanding service charges)	10	72
Prepaid expenses (insurance paid in advance)	26	-
Operating debtors	36	72
Other debtors - unpaid share capital	-	5
	<u>36</u>	<u>77</u>

5 CREDITORS: Amounts falling due within one year

	<u>31.03.16</u>	<u>31.03.15</u>
	£	£
Accrued expenses	399	341

6 CREDITORS: Amounts falling after more than one year

	<u>31.03.16</u>	<u>31.03.15</u>
	£	£
Loan from shareholders	2,100	2,100

The loan is interest free with no set repayment date of £525 each from four shareholders to fund the 1/6 share of the freehold held by the company.

7 SHARE CAPITAL

	<u>31.03.16</u>	<u>31.03.15</u>
	£	£
Ordinary shares of £1 each	5	5

8 TRANSACTIONS WITH DIRECTORS**William Paul Stevens**

Amount owed by company b/f	(525)	(525)
Service charge incurred in year	840	720
Service charge paid in year	(840)	(720)
Loan transfer	525	-
Amount owed by company b/f (see note 6)	<u>0</u>	<u>(525)</u>

**Simon Stuart Adair**

Amount owed by company b/f	-	-
Service charge incurred in year	840	720
Service charge paid in year	(840)	(720)
Amount owed by company b/f (see note 6)	<u>0</u>	<u>0</u>

THE GRANGE FREEHOLDERS LIMITED (Registered number 06733330)

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST MARCH 2016

**8 TRANSACTIONS WITH DIRECTORS *continued***

**Paul Edward Francis Zukiewicz**

Amount owed by company b/f	(525)	(525)
Service charge incurred in year	840	720
Service charge paid in year	(840)	(720)
Amount owed by company b/f (see note 6)	<u>(525)</u>	<u>(525)</u>

**9 RECONCILIATION OF RESERVES**

	Total £	Reserves allocated as:	
		Profit & Loss £	Service Charge £
As at 1st April 2015	7,396	-	7,396
Ground rent received	125	125	-
Other debtors - share capital paid	(5)	(5)	-
Service charge deficit for the year	(6,043)	-	(6,043)
As at 31st March 2016	<u>1,473</u>	<u>120</u>	<u>1,353</u>

The director considers that company should aim to maintain service charge reserves at a similar level to two years of service charge income to meet unexpected expenditure requirements.

<b>10 Reconciliation of operating surplus to operating cash flows</b>	<b>31.03.16</b>	<b>31.03.15</b>
	£	£
Operating (deficit)/surplus	(5,918)	1,456
Decrease in operating debtors (note 4)	36	0
Increase/(decrease) in operating creditors (note 5)	58	(1,632)
<b>Net cash outflow from operating activities</b>	<u>(5,824)</u>	<u>(176)</u>
<b>11 Analysis of changes in cash during the year.</b>	<b>31.03.16</b>	<b>31.03.15</b>
	£	£
Balance brought forward	7,665	7,841
Net cash outflow	(5,824)	(176)
Balance at year-end	<u>1,841</u>	<u>7,665</u>
<b>12 Detailed service charge Income and Expenditure</b>	<b>31.03.16</b>	<b>31.03.15</b>
	£	£
Total Income excluding ground rent (note 2)	5,410	5,895
Service Charge expenditure:		
Insurance	(1,438)	(1,368)
Electricity	(186)	(135)
Cleaning	(312)	(244)
Window cleaning	(100)	(242)
Maintenance - electrical	(120)	-
Maintenance - painting	(3,195)	-
Maintenance - other	(81)	(500)
Maintenance - roof	(5,452)	(1,655)
Bank charges	(74)	(66)
Sundry	(76)	(28)
Companies House fees	(13)	(13)
Accountancy	(406)	(313)
<b>Total expenditure</b>	<u>(11,453)</u>	<u>(4,564)</u>
Operating service charge (deficit)/surplus	<u>(6,043)</u>	<u>1,331</u>
Ground rent received	125	125
Operating (deficit)/surplus	<u>(5,918)</u>	<u>1,456</u>