

**QUEENSWOOD GARDENS LIMITED
REPORT OF THE DIRECTORS AND
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

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FOR THE YEAR ENDED 31 MARCH 2019**

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QUEENSWOOD GARDENS LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2019**

DIRECTORS: E K Griffith
R J Haswell
G L Kerridge
P A Thurman
D Kelly
D J Davies
B Tidd-Cooper

SECRETARY: E K Griffith

REGISTERED OFFICE: 62 Crown Street
Brentwood
Essex
CM14 4BJ

REGISTERED NUMBER: 04473572 (England and Wales)

SENIOR STATUTORY AUDITOR: Lee Daley ACA FCCA

AUDITORS: THP Limited
Chartered Accountants
and Statutory Auditors
Turnbull House
226 Mulgrave Road
Cheam
Sutton
Surrey
SM2 6JT

**REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31 MARCH 2019**

The directors present their report with the financial statements of the company for the year ended 31 March 2019.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of holding the freehold title of Queenswood Gardens, Wanstead, London, E11 on behalf of the lessees.

REVIEW OF BUSINESS

Background

The company was incorporated on 29 June 2002 for the purpose of acquiring the freehold title of the blocks of flats named Queenswood Gardens at Wanstead, London, E11.

The freehold title was acquired on 29 March 2004 jointly by 116 lessees. They represent the Founder shareholders and were each granted 999 year leases. The remaining 42 lessees can apply to extend their current leases for a further 90 years and become Ordinary shareholders.

Management

The Board is conscious of its duty to ensure that the company has sufficient funds to meet its running costs. The only regular income is that from ground rents on unextended leases which are, in themselves, unable to cover annual costs. Lease premiums received through the granting of lease extensions are partially retained, after taxation and repayment of the Founder shareholders' loans, in the company's reserve to cover expenses.

Results for the year

During the year under review, three lease extensions were granted. By the balance sheet date, 27 lease extensions had been granted in total and 23 Ordinary shares had been issued; Four lessee's still have to complete the paperwork necessary for an Ordinary share to be issued. 15 leaseholders have not yet been granted a lease extension.

The Board made no further repayments in respect of the Founder shareholders' loans and as at 31 March 2019, there remained loan balances of £3,766.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 April 2018 to the date of this report.

E K Griffith
R J Haswell
G L Kerridge
P A Thurman
D Kelly

Other changes in directors holding office are as follows:

D J Davies and B Tidd-Cooper were appointed as directors after 31 March 2019 but prior to the date of this report.

G J Cox ceased to be a director after 31 March 2019 but prior to the date of this report.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Report of the Directors and 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). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- 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 adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. 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.

**REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31 MARCH 2019**

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS


So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

AUDITORS

The auditors, THP Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

BY ORDER OF THE BOARD:


E K Griffith - Secretary

19 December 2019

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF QUEENSWOOD GARDENS LIMITED

Opinion

We have audited the financial statements of Queenswood Gardens Limited (the 'company') for the year ended 31 March 2019 which comprise the Income Statement, Balance Sheet, Statement of Changes in Equity and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 Section 1A 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information in the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Directors has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Directors.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Directors.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF QUEENSWOOD GARDENS LIMITED

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on page two, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

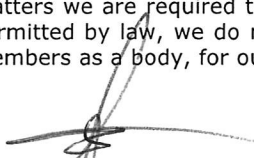
Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Lee Daley ACA FCCA (Senior Statutory Auditor)
for and on behalf of THP Limited
Chartered Accountants
and Statutory Auditors
Turnbull House
226 Mulgrave Road
Cheam
Sutton
Surrey
SM2 6JT

19 December 2019

**INCOME STATEMENT
FOR THE YEAR ENDED 31 MARCH 2019**

	Notes	2019 £	2018 £
TURNOVER		1,123	705
Administrative expenses		3,152	3,340
		(2,029)	(2,635)
Other operating income		154,589	50,487
OPERATING PROFIT		152,560	47,852
Interest payable and similar expenses		57	100
PROFIT BEFORE TAXATION		152,503	47,752
Tax on profit		27,504	8,583
PROFIT FOR THE FINANCIAL YEAR		124,999	39,169

The notes form part of these financial statements

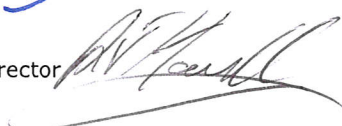
BALANCE SHEET
31 MARCH 2019

	Notes	2019		2018	
		£	£	£	£
FIXED ASSETS					
Tangible assets	4		77,711		93,253
CURRENT ASSETS					
Debtors	5	9,641		2,002	
Cash at bank		400,975		<u>254,000</u>	
		410,616		256,002	
CREDITORS					
Amounts falling due within one year	6	45,228		<u>19,155</u>	
NET CURRENT ASSETS			365,388		236,847
TOTAL ASSETS LESS CURRENT LIABILITIES			443,099		<u>330,100</u>
CAPITAL AND RESERVES					
Called up share capital	7		139		139
Retained earnings			442,960		<u>329,961</u>
SHAREHOLDERS' FUNDS			443,099		<u>330,100</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Directors on 19 December 2019 and were signed on its behalf by:


E K Griffith - Director

R J Haswell - Director 

The notes form part of these financial statements

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2019**

	Called up share capital £	Retained earnings £	Total equity £
Balance at 1 April 2017	138	376,792	376,930
Changes in equity			
Issue of share capital	1	-	1
Dividends	-	(86,000)	(86,000)
Total comprehensive income	-	39,169	39,169
Balance at 31 March 2018	<u>139</u>	<u>329,961</u>	<u>330,100</u>
Changes in equity			
Dividends	-	(12,000)	(12,000)
Total comprehensive income	-	124,999	124,999
Balance at 31 March 2019	<u><u>139</u></u>	<u><u>442,960</u></u>	<u><u>443,099</u></u>

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

1. STATUTORY INFORMATION

Queenswood Gardens Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents ground rents receivable during the year in respect of the property.

Revenue is recognised in the accounting period in which the services were rendered and represents ground rent receivable in the year from lessees who have yet to extend their leases.

Tangible fixed assets

The Board of Directors believe that the majority of the title belongs to land which would not ordinarily be depreciated.

When lease extensions are granted, the corresponding proportion of the cost is shown as partial disposal based on the assumption that the Freehold title will reduce to £nil after all the lessees in the building are granted lease extensions with a minimum period of 189 years starting from 1971.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 6 (2018 - 6).

4. TANGIBLE FIXED ASSETS

	Freehold land £
COST	
At 1 April 2018	93,253
Disposals	(15,542)
	<hr/>
At 31 March 2019	77,711
	<hr/>
NET BOOK VALUE	
At 31 March 2019	77,711
	<hr/> <hr/>
At 31 March 2018	93,253
	<hr/> <hr/>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2019

5.	DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR				2019	2018
					£	£
	Ground rent charges in arrears				1,934	1,528
	Prepaid expenses				527	-
	Other debtors				7,180	474
					<u>9,641</u>	<u>2,002</u>
6.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR				2019	2018
					£	£
	Ground rent paid in advance				252	462
	Corporation tax				36,144	8,583
	Other creditors				3	-
	Shareholders' loans				3,766	3,766
	Accruals and deferred income				5,063	6,344
					<u>45,228</u>	<u>19,155</u>
7.	CALLED UP SHARE CAPITAL					
	Allotted, issued and fully paid:					
	Number:	Class:	Nominal value:		2019	2018
					£	£
	23	Ordinary	£1		23	23
	116	Founder	£1		116	116
					<u>139</u>	<u>139</u>

Founder Shares have the right to vote at any general meeting and to participate in the distribution of dividends, Ordinary shareholders have no right to vote at any general meeting nor participate in the distribution of dividends.

**INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2019**

	2019		2018	
	£	£	£	£
Income				
Ground rent receivable	1,123		705	
Expenses recovered from lessees	-		165	
Profit on partial disposal of freehold title	154,589		50,322	
		155,712		51,192
Expenditure				
Insurance	591		644	
Companies House and other costs	-		20	
Legal and professional fees	-		60	
Auditors' remuneration	2,460		2,520	
Bank charges	101		96	
Interest on taxation	57		100	
		3,209		3,440
EXCESS OF INCOME OVER EXPENDITURE		152,503		47,752