

Heronbridge Close Freehold Company Ltd

Report of the Directors and unaudited Financial Statements for the year ended

31 December 2019
Company No 10152078

Heronbridge Close Freehold Company Ltd

FINANCIAL STATEMENTS

YEAR ENDED 31ST DECEMBER 2019

INDEX

PAGE

| | |
|-------|-----------------------------------|
| 1 | REPORT OF THE DIRECTORS |
| 2 | INCOME STATEMENT |
| 3 | BALANCING STATEMENT |
| 4 - 6 | NOTES TO THE FINANCIAL STATEMENTS |

HERONBRIDGE CLOSE FREEHOLD COMPANY LTD

REPORT OF THE DIRECTORS

YEAR ENDED 31ST DECEMBER 2019

The directors submit their report together with the financial statements for the year ended 31st December 2019.

PRINCIPAL ACTIVITIES

The principal activity of the company is to own, manage, maintain and administer land and buildings at Heronbridge Close, Westlea, Swindon.

BUSINESS REVIEW

The company purchased the freehold of 1-24 Heronbridge Close, Swindon in the previous year. The cost was funded by advance payments received from leaseholders who will extend their leases to 999 years and loans received to cover the cost of the freehold interests of the non-participating leaseholders.

On 1 January 2020 the company will assume management responsibilities for the site that were previously undertaken by the leaseholders' Right To Manage company.

AUDIT

The company has taken advantage of The Companies Act 2006 (Audit Exemptions) Section 477.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2019 to the date of this report.

Robert John Baker

Diana Alice Morris

John Robert Morris

BY ORDER OF THE BOARD

John R Morris FCMA CGMA MIRPM
Director
27 January 2020

Registered Office:
15 Windsor Road
Swindon
SN3 1JP

Registered in England No 10152078
www.heronbridgeclose.co.uk

HERONBRIDGE CLOSE FREEHOLD COMPANY LTD
Registered Number 10152078

Income Statement

For the year ended 31 December 2019

| | | 2019 | 2018 |
|--|-------|-------------|-------------|
| | Notes | £ | £ |
| TURNOVER | 3 | 375 | 279 |
| Administrative expenses | 11 | (375) | (279) |
| RETAINED FOR THE FINANCIAL YEAR | | <hr/> | <hr/> |

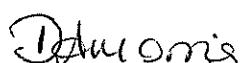
HERONBRIDGE CLOSE FREEHOLD COMPANY LTD
Registered Number 10152078

| Balancing Statement as at 31 December 2019 | | 31st December 2019 | | 31st December 2018 | |
|---|-------|---------------------------|-----------|---------------------------|------------------|
| | Notes | £ | £ | £ | £ |
| Freehold land and buildings | 8 | | 210,716 | | 210,716 |
| CURRENT ASSETS | | | | | |
| Cash at Bank | | | | | |
| Debtors | 4 | 7,322 | 1 | | 0 |
| | | | | 298 | |
| CREDITORS | | | 7,323 | | 298 |
| Amounts falling due within one year | 5 | | (182,899) | | (167,096) |
| NET CURRENT LIABILITIES | | | | (175,576) | (166,798) |
| CREDITORS | | | | | |
| Amounts falling due over one year | 6 | | | (35,120) | (43,899) |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | | | <u><u>20</u></u> | <u><u>19</u></u> |
| RESERVES | | | | | |
| Share capital | | | | | |
| Reserves | | 20 | 0 | | 19 |
| | | | | 0 | 0 |
| Shareholders' Funds | | | | <u><u>20</u></u> | <u><u>19</u></u> |

- a. For the year ending 31 December 2019 the company was entitled to exemption from audit 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 directors acknowledge their 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.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the directors on 27 January 2020 and signed on their behalf by:



Diana A Morris - director

HERONBRIDGE CLOSE FREEHOLD COMPANY LTD
Registered Number 10152078

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2019

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with provisions applicable to companies subject to the small companies' regime

2 STATUTORY INFORMATION

Heronbridge Close Freehold Company Ltd 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 Directors' Report page.

3 TURNOVER

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

| | <u>31.12.19</u> | <u>31.12.18</u> |
|---------------------------------|-----------------|-----------------|
| | £ | £ |
| Ground rent received | | |
| Compensation received from bank | 300 | 279 |
| Ground rent receivable | 75 | 0 |
| | <u>375</u> | <u>279</u> |

4 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | <u>31.12.19</u> | <u>31.12.18</u> |
|---------------|-----------------|-----------------|
| | £ | £ |
| Other debtors | 1 | 298 |

5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | <u>31.12.19</u> | <u>31.12.18</u> |
|--|-----------------|-----------------|
| | £ | £ |
| Loans received from shareholders | | |
| Other creditors - <i>service charges received in advance</i> | 175,596 | 166,817 |
| Accrued expenses | 6,941 | - |
| | <u>362</u> | <u>279</u> |
| | <u>182,899</u> | <u>167,096</u> |

6 CREDITORS: AMOUNTS FALLING DUE OVER ONE YEAR

| | <u>31.12.19</u> | <u>31.12.18</u> |
|----------------------------------|-----------------|-----------------|
| | £ | £ |
| Loans received from shareholders | 35,120 | 43,899 |

The following notes do not form part of the statutory accounts:

7 RELATED PARTY DISCLOSURES

During the year Accounting Services Ltd, a company owned by John Morris and Diana Morris charged accountancy fees to the company of £360 (2018: £264).

HERONBRIDGE CLOSE FREEHOLD COMPANY LTD
Registered Number 10152078

NOTES TO FINANCIAL STATEMENTS FOR YEAR ENDED 31ST DECEMBER 2019

8 FIXED ASSETS 31.12.19 31.12.18

| | | |
|--|----------------|---------|
| Freehold premium paid for 1-24 Heronbridge Close, Swindon on 18 January 2018 | <u>210,716</u> | 210,716 |
|--|----------------|---------|

Financed as follows:

| | No of flats | each | Total |
|---|-------------|--------------|----------------|
| | | £ | £ |
| Loans received from shareholders: | | | |
| As advance payment for lease extensions as at 1 January 2019 | 19 | 8,780 | <u>166,816</u> |
| Additional loan received during the year | 1 | 8,780 | <u>8,780</u> |
| Advance receipts for lease extensions as at 31 December 2019 | <u>20</u> | 8,780 | <u>175,596</u> |
| Loans received for the freehold interest of non-participators | | | |
| Reduction in non-participators during the year | 5 | 8,780 | <u>43,900</u> |
| Loans to pay for the freehold interest non-participators | (1) | (8,780) | <u>(8,780)</u> |
| | 4 | 8,780 | <u>35,120</u> |
| | <u>24</u> | <u>8,780</u> | <u>210,716</u> |

The lease extension costs of £8,780 each are valued by taking the freehold cost of £210,716 divided by 24.

During the year an additional leaseholder made a loan of £10,536 to the company enabling it to repay £1,756 in loans to the original 19 shareholders leaving 20 leaseholder loans of £1,756 each totalling £35,120. The 20 shareholders will purchase 999 year leases at a cost of £8,780 each plus costs. The loans totalling £35,120 will be repaid to participating leaseholders by the company from the proceeds of future lease extensions granted to the remaining four leaseholders.

| 9 Reconciliation of operating surplus to operating cash flows | <u>31.12.19</u> | <u>31.12.18</u> |
|--|-----------------|-----------------|
| | £ | £ |
| Operating profit | - | - |
| Decrease/(increase) in debtors (note 5) | 297 | (298) |
| (Decrease)/increase in operating creditors (note 6) | 7,024 | 210,995 |
| Net cash inflow from operating activities | <u>7,321</u> | <u>210,697</u> |

| 10 Analysis of changes in cash during the year. | <u>31.12.19</u> | <u>31.12.18</u> |
|--|-----------------|-----------------|
| | £ | £ |
| Balance brought forward | - | 3 |
| Freehold purchase (note 8) | - | (210,716) |
| Shares issued | 1 | 16 |
| Net cash inflow from operating activities (note 9) | <u>7,321</u> | <u>210,697</u> |
| Balance at year-end | <u>7,322</u> | <u>0</u> |

| 11 Detailed Income and Expenditure | <u>31.12.19</u> | <u>31.12.18</u> |
|---|-----------------|-----------------|
| | Total | Total |
| | £ | £ |
| Total income (note 3) | 375 | 279 |
| Accountancy | (360) | (264) |
| Postage | (2) | (2) |
| Companies House fee | (13) | (13) |
| Operating surplus | <u>(375)</u> | <u>(279)</u> |