

Report of the Director and
Unaudited Financial Statements
For The Year Ended 31 December 2018
for
30 NEVERN PLACE FREEHOLD LIMITED



LBCo Ltd
16 Northfields Prospect
Putney Bridge Road
London
SW18 1PE

30 NEVERN PLACE FREEHOLD LIMITED

Company Information

For The Year Ended 31 December 2018

DIRECTOR:

B T Todorova

SECRETARY:

D E Zahariev

REGISTERED OFFICE:

Ground Floor Flat
30 Nevern Place
London
SW5 9PP

REGISTERED NUMBER:

06323937 (England and Wales)

ACCOUNTANTS:

LBCo Ltd
16 Northfields Prospect
Putney Bridge Road
London
SW18 1PE

30 NEVERN PLACE FREEHOLD LIMITED (REGISTERED NUMBER: 06323937)

Report of the Director
For The Year Ended 31 December 2018

The director presents her report with the financial statements of the company for the year ended 31 December 2018.

PRINCIPAL ACTIVITY


The company owns the freehold of 30 Nevern Place, London SW5. The company's principal activity during the year was the management of the above freehold property.

DIRECTOR

B T Todorova held office during the whole of the period from 1 January 2018 to the date of this report.

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

APPROVED BY THE SOLE DIRECTOR:


.....

B T Todorova - Director

Date: 15/09/2019

30 NEVERN PLACE FREEHOLD LIMITED (REGISTERED NUMBER: 06323937)

Income Statement

For The Year Ended 31 December 2018

	Notes	31.12.18 £	31.12.17 £
TURNOVER		459	500
Administrative expenses		(902)	(958)
		(443)	(458)
Other operating income		-	482
OPERATING (LOSS)/PROFIT		(443)	24
Profit on sale of investment property	3	8,259	-
PROFIT BEFORE TAXATION		7,816	24
Tax on profit		(866)	(24)
PROFIT FOR THE FINANCIAL YEAR		6,950	-

The notes form part of these financial statements

30 NEVERN PLACE FREEHOLD LIMITED (REGISTERED NUMBER: 06323937)**Balance Sheet****31 December 2018**

	Notes	31.12.18 £	£	31.12.17 £	£
FIXED ASSETS					
Investment property	5		9,711		21,422
CURRENT ASSETS					
Debtors	6	3,737		6,028	
Cash at bank and in hand		24,637		3,299	
		<u>28,374</u>		<u>9,327</u>	
CREDITORS					
Amounts falling due within one year	7	<u>9,713</u>		<u>9,327</u>	
NET CURRENT ASSETS			<u>18,661</u>		<u>-</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>28,372</u>		<u>21,422</u>
CREDITORS					
Amounts falling due after more than one year	8		<u>21,419</u>		<u>21,419</u>
NET ASSETS			<u><u>6,953</u></u>		<u><u>3</u></u>
CAPITAL AND RESERVES					
Called up share capital			3		3
Retained earnings			<u>6,950</u>		<u>-</u>
SHAREHOLDERS' FUNDS			<u><u>6,953</u></u>		<u><u>3</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2018 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the director on 15/09/2019 and were signed by:



.....
B T Todorova - Director

The notes form part of these financial statements

Notes to the Financial Statements
For The Year Ended 31 December 2018

1. STATUTORY INFORMATION

30 Nevern Place Freehold 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.

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.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

3. EXCEPTIONAL ITEMS

	31.12.18	31.12.17
	£	£
Profit on sale of investment property	8,259	-

4. OTHER OPERATING INCOME

During the year the company received contributions from the lessees of 30 Nevern Place, London SW5, in respect of its administrative expenses, and the management of the property. The movement of those funds during the year was as follows;

		2018	2017
	£	£	£
Income:			
Contributions receivable from lessees			
Advance service charge demands		8,000	7,000
Advance sinking fund demands		1,250	-
Major works demands		-	2,990
		<u>9,250</u>	<u>9,990</u>
Expenditure:			
Property management expenses	4,369		8,525
Door access system	-		2,990
Contribution to administrative expenses of 30 Nevern Place Freehold Limited	-		482
		<u>4,369</u>	<u>11,997</u>
		<u>4,881</u>	<u>(2,007)</u>
Funds due to lessees 31st December 2017		(252)	1,755
		<u>4,629</u>	<u>(252)</u>

Notes to the Financial Statements - continued
For The Year Ended 31 December 2018

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2018	21,422
Disposals	(11,711)
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At 31 December 2018	9,711
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NET BOOK VALUE	
At 31 December 2018	9,711
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At 31 December 2017	21,422
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The company owns the freehold of 30 Nevern Place, London SW5. In the opinion of the sole director at 31st December 2018 there was no material difference between the book and fair value of the property.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.18 £	31.12.17 £
Lessee account balances	2,537	2,185
Excess service charge (Note 4)	-	252
Prepayments and accrued income	1,200	3,591
	<hr/>	<hr/>
	3,737	6,028
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7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.18 £	31.12.17 £
Service charge surplus(Note 4)	4,629	-
Tax	866	24
Sundry creditors	20	20
Accrued expenses	4,198	9,283
	<hr/>	<hr/>
	9,713	9,327
	<hr/>	<hr/>

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.18 £	31.12.17 £
Members' loans	21,419	21,419
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Long term creditors represents sums provided by the members for the purchase of the freehold of 30 Nevern Place and are not refundable in the ordinary course of the company's business.