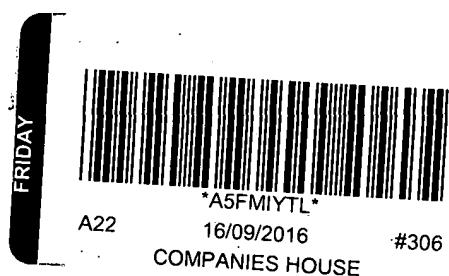


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WEST HEATH ROAD SEASONS LIMITED
FINANCIAL STATEMENTS
31 DECEMBER 2015



GROMAN & COMPANY
Chartered Accountants
5 Violet Hill
St. John's Wood
London NW8 9EB

WEST HEATH ROAD SEASONS LIMITED
OFFICERS AND PROFESSIONAL ADVISERS

The board of directors	H. Racke A.N. Yianni M. V. Flower (Chair) A. Thomas B.R. Samuels
Company secretary	P. Davison
Registered office	619 Holloway Road London N19 5SS
Accountants	Groman & Company Chartered Accountants 5 Violet Hill St. John's Wood London NW8 9EB
Bankers	Allied Irish Bank 202-204 Finchley Road London NW3 6BX

WEST HEATH ROAD SEASONS LIMITED

DIRECTORS' REPORT

YEAR ENDED 31 DECEMBER 2015

The directors present their report and the unaudited financial statements of the company for the year ended 31 December 2015.

PRINCIPAL ACTIVITIES

The principal activity of the company continues to be that of holding the freehold of eight flats at 73-77 West Heath Road, Hampstead, London NW3 7TL on a non-profit making basis.

THE DIRECTORS AND THEIR INTERESTS IN THE SHARES OF THE COMPANY

The directors who served the company during the year together with their beneficial interests in the shares of the company were as follows:

	Ordinary Shares of £1 each	
	At 31 December 2015	At 1 January 2015
H. Racke	1	1
A.N. Yianni	1	1
M. V. Flower (Chair)	1	1
A. Thomas	1	1
B.R. Samuels	1	-

B.R. Samuels was appointed as a director on 18 November 2015.

Lord Janner of Braunstone retired as a director on 10 April 2015.

A. Arbiter retired as a director on 10 April 2015.

SMALL COMPANY PROVISIONS

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

Registered office:
619 Holloway Road
London N19 5SS

Signed on behalf of the directors

M. V. Flower

M.V. Flower

Director

Approved by the directors on 24/8/16

WEST HEATH ROAD SEASONS LIMITED
CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF
DIRECTORS ON THE UNAUDITED ACCOUNTS OF WEST HEATH ROAD
SEASONS LIMITED

YEAR ENDED 31 DECEMBER 2015

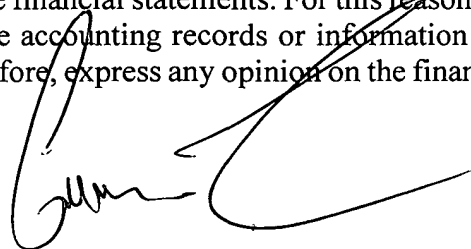
In accordance with our terms of engagement, and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company which comprise the Income and Expenditure Account, Balance Sheet and the related notes from the accounting records and information and explanations you have given to us.

This report is made to the Company's Board of Directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the Company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this report 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 Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in England and Wales and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet as at 31 December 2015 your duty to ensure that the company has kept adequate accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.



GROMAN & COMPANY
Chartered Accountants

5 Violet Hill
St. John's Wood
London NW8 9EB

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WEST HEATH ROAD SEASONS LIMITED
INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 31 DECEMBER 2015

	Note	2015 £	2014 £
INCOME		150	150
		—	—
SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION		150	150
Tax on surplus on ordinary activities	3	30	30
		—	—
SURPLUS FOR THE FINANCIAL YEAR		120	120
Balance brought forward		<u>3,070</u>	<u>2,950</u>
Balance carried forward		<u>3,190</u>	<u>3,070</u>

The notes on pages 6 to 7 form part of these financial statements.

WEST HEATH ROAD SEASONS LIMITED

BALANCE SHEET

31 DECEMBER 2015

	Note	2015 £	2014 £
FIXED ASSETS			
Tangible assets	4	<u>5,393</u>	<u>5,393</u>
CURRENT ASSETS			
Debtors	5	3,227	3,107
CREDITORS: Amounts falling due within one year	6	<u>30</u>	<u>30</u>
NET CURRENT ASSETS		<u>3,197</u>	<u>3,077</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>8,590</u>	<u>8,470</u>
CAPITAL AND RESERVES			
Called up equity share capital	8	7	7
Share premium account	9	5,393	5,393
Income and expenditure account		<u>3,190</u>	<u>3,070</u>
SHAREHOLDERS' FUNDS		<u>8,590</u>	<u>8,470</u>

For the year ended 31 December 2015 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 accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and with the Financial Reporting Standard for Smaller Entities (effective January 2015).

These accounts were approved by the directors and authorised for issue on 24/12/2015, and are signed on their behalf by:

M. V. Flower

.....
M. V. Flower (Chair)

Company Registration Number: 02610553

The notes on pages 6 to 7 form part of these financial statements.

WEST HEATH ROAD SEASONS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2015

1. ACCOUNTING POLICIES

Basis of accounting

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).

Income

Income represents Ground Rent receivable from the lessees of 73/77 West Heath Road, London, NW3, on a non-profit making basis.

Fixed assets

All fixed assets are initially recorded at cost.

Depreciation

Freehold land is not depreciated.

2. OPERATING SURPLUS

Operating surplus is stated after crediting:

	2015	2014
	£	£
Directors' remuneration	<u>—</u>	<u>—</u>

3. TAXATION ON ORDINARY ACTIVITIES

Analysis of charge in the year

	2015	2014
	£	£
Current tax:		
UK Corporation tax based on the results for the year at 20% (2014 - 20%)	<u>30</u>	<u>30</u>
Total current tax	<u>30</u>	<u>30</u>

WEST HEATH ROAD SEASONS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2015

4. TANGIBLE ASSETS

	Freehold Land
	£
COST	
At 1 January 2015 and 31 December 2015	<u>5,393</u>
DEPRECIATION	
At 1 January 2015 and 31 December 2015	<u>—</u>
NET BOOK VALUE	
At 31 December 2015	<u>5,393</u>
At 31 December 2014	<u>5,393</u>

5. DEBTORS

	2015	2014
	£	£
Service charge accounts	<u>3,227</u>	<u>3,107</u>

6. CREDITORS: Amounts falling due within one year

	2015	2014
	£	£
Corporation tax	<u>30</u>	<u>30</u>

7. RELATED PARTY TRANSACTIONS

The company was under the control of the board of directors throughout the current and previous year. There is no one controlling party.

No transactions with related parties were undertaken such as are required to be disclosed under FRSSE.

8. SHARE CAPITAL

Allotted, called up and fully paid:

	2015	2014
	£	£
7 Ordinary shares of £1 each	<u>7</u>	<u>7</u>

9. SHARE PREMIUM ACCOUNT

There was no movement on the share premium account during the financial year.