

Company Registration No. 3054658 (England and Wales)

**COLEHERNE COURT FREEHOLD LIMITED**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 25 DECEMBER 2020**  
**PAGES FOR FILING WITH REGISTRAR**

# COLEHERNE COURT FREEHOLD LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	Sir M Potter Mrs R Khoury Mr S Kettle Mrs S D Popper Mr M Kramer Mr J Anderson Mr A Morganti Mrs G Fiddian-Green Mr G Katzourakis Ms F Tondi Mr C Haddad
<b>Company number</b>	3054658
<b>Registered office</b>	Block K Coleherne Court The Estate Office The Little Boltons London SW5 0DL
<b>Accountants</b>	Moore Northern Home Counties Limited First Floor 73-75 High Street Stevenage Hertfordshire SG1 3HR

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# COLEHERNE COURT FREEHOLD LIMITED

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# **COLEHERNE COURT FREEHOLD LIMITED**

## **DIRECTORS' REPORT**

***FOR THE YEAR ENDED 25 DECEMBER 2020***

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The directors present their annual report and financial statements for the year ended 25 December 2020.

### **Principal activities**

The principal activity of the company continued to be that of acting as freeholder of Coleherne Court.

### **Directors**

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Sir M Potter  
Mrs R Khoury  
Mr S Kettle  
Mrs S D Popper  
Mr M Kramer  
Mr J Anderson  
Mr A Morganti  
Mrs G Fiddian-Green  
Mr G Katzourakis  
Ms F Tondi  
Mr C Haddad

### **Small companies exemption**

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

On behalf of the board

Sir M Potter

**Director**

22 June 2021

## **COLEHERNE COURT FREEHOLD LIMITED**

### **ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF COLEHERNE COURT FREEHOLD LIMITED FOR THE YEAR ENDED 25 DECEMBER 2020**

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In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Coleherne Court Freehold Limited for the year ended 25 December 2020 which comprise the statement of income and retained earnings, the balance sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Coleherne Court Freehold Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Coleherne Court Freehold Limited and state those matters that we have agreed to state to the Board of Directors of Coleherne Court Freehold Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Coleherne Court Freehold Limited and its Board of Directors as a body, for our work or for this report.

It is your duty to ensure that Coleherne Court Freehold Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Coleherne Court Freehold Limited. You consider that Coleherne Court Freehold Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Coleherne Court Freehold Limited. 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 statutory financial statements.

#### **Moore Northern Home Counties Limited**

##### **Chartered Accountants**

First Floor  
73-75 High Street  
Stevenage  
Hertfordshire  
SG1 3HR

22 June 2021

## COLEHERNE COURT FREEHOLD LIMITED

### STATEMENT OF INCOME AND RETAINED EARNINGS

*FOR THE YEAR ENDED 25 DECEMBER 2020*

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	2020 £	2019 £
<b>Turnover</b>	94,848	21,893
Administrative expenses	(39,277)	(31,726)
Other operating income	9,997	2,460
	<hr/>	<hr/>
<b>Profit/(loss) before taxation</b>	65,568	(7,373)
Tax on profit/(loss)	(1,205)	-
	<hr/>	<hr/>
<b>Profit/(loss) for the financial year</b>	64,363	(7,373)
Retained earnings brought forward	5,527	12,900
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Retained earnings carried forward	69,890	5,527
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# COLEHERNE COURT FREEHOLD LIMITED

## BALANCE SHEET

AS AT 25 DECEMBER 2020

		2020		2019	
	Notes	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	4		10,969		20,450
Investments	5		2		2
			<u>10,971</u>		<u>20,452</u>
<b>Current assets</b>					
Debtors	6	4,242		4,435	
Cash at bank and in hand		297,360		263,071	
		<u>301,602</u>		<u>267,506</u>	
<b>Creditors: amounts falling due within one year</b>	7	(242,478)		(282,226)	
<b>Net current assets/(liabilities)</b>			<u>59,124</u>		<u>(14,720)</u>
<b>Net assets</b>			<u>70,095</u>		<u>5,732</u>
<b>Capital and reserves</b>					
Called up share capital			205		205
Profit and loss reserves			69,890		5,527
<b>Total equity</b>			<u>70,095</u>		<u>5,732</u>

For the financial year ended 25 December 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the board of directors and authorised for issue on 22 June 2021 and are signed on its behalf by:

Sir M Potter  
Director

Mr M Kramer  
Director

Company Registration No. 3054658

# COLEHERNE COURT FREEHOLD LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 25 DECEMBER 2020**

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### **1 Accounting policies**

#### **Company information**

Coleherne Court Freehold Limited is a private company limited by shares incorporated in England and Wales. The registered office is Block K Coleherne Court, The Estate Office, The Little Boltons, London, SW5 0DL.

#### **1.1 Accounting convention**

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### **1.2 Going concern**

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

The directors have considered the implications of the Covid-19 pandemic and have concluded that there is no impact on the company.

#### **1.3 Turnover**

Turnover is recognised at the fair value of the consideration received or receivable for services provided in the normal course of business.

#### **1.4 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Ground rents receivable - capitalised using a 7% yield.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

#### **1.5 Fixed asset investments**

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.



# COLEHERNE COURT FREEHOLD LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 DECEMBER 2020

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### 1 Accounting policies

(Continued)

#### 1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

#### 1.7 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.8 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### 1.9 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

# COLEHERNE COURT FREEHOLD LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 25 DECEMBER 2020

### 1 Accounting policies

(Continued)

#### 1.10 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

##### *Current tax*

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

### 2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

In the directors' opinion there are no significant judgements or key sources of estimation uncertainty.

### 3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2020 Number	2019 Number
Total	-	-

# **COLEHERNE COURT FREEHOLD LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 25 DECEMBER 2020**

### **4 Tangible fixed assets**

	Land and buildings £
<b>Cost</b>	
At 26 December 2019	20,450
Disposals	(332)
Revaluation	(9,149)
	<hr/>
At 25 December 2020	10,969
	<hr/>
<b>Depreciation and impairment</b>	
At 26 December 2019 and 25 December 2020	-
	<hr/>
<b>Carrying amount</b>	
At 25 December 2020	10,969
	<hr/> <hr/>
At 25 December 2019	20,450
	<hr/> <hr/>

The company originally purchased during 1995 the remaining term of a 65 year head lease which was granted over the Coleherne Court Estate in 1972. During the year ended 25 December 1996, the original head lease was surrendered and a new long head lease was granted by the freeholder with under leases for matching periods being granted to those who wished to participate.

During the year ended 25 December 1997, the company had the opportunity to purchase the freehold of the estate and did so at a cost of £173,445, merging the head lease interests already held which were then extinguished, subject to the long under leases previously granted.

All costs in connection with the above, including professional fees were met from non-interest bearing loans previously advanced.

All such costs which had been capitalised at £406,488 at 25 December 1996, with accumulated depreciation of £2,364 together with further expenditure of £173,445 in the year to 25 December 1997 were reduced, through an exceptional charge to the profit and loss account in the year ended 25 December 1997, to the capitalised value of ground rents receivable adopting a 7% yield. This was originally calculated at £45,000. The net book value at 25 December 2020 reflects the capitalised value of current ground rents receivable.

### **5 Fixed asset investments**

	2020 £	2019 £
Investment in subsidiary	2	2
	<hr/> <hr/>	<hr/> <hr/>

# **COLEHERNE COURT FREEHOLD LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 25 DECEMBER 2020**

### **5 Fixed asset investments (Continued)**

#### **Movements in fixed asset investments**

#### **Shares in group undertakings**

**£**

#### **Cost or valuation**

At 26 December 2019 & 25 December 2020

2

#### **Carrying amount**

At 25 December 2020

2

At 25 December 2019

2

### **6 Debtors**

**2020**

**2019**

#### **Amounts falling due within one year:**

**£**

**£**

Ground rents outstanding

1,575

1,325

Amounts owed by group undertakings

2,253

2,696

Other debtors

414

414

4,242

4,435

### **7 Creditors: amounts falling due within one year**

**2020**

**2019**

**£**

**£**

Payments received on account

157,201

151,141

Ground rents received in advance

15,445

-

Corporation tax

1,205

-

Other creditors

63,151

125,823

Accruals and deferred income

5,476

5,262

242,478

282,226

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.