

Registered number: 03362308 (England and Wales)

CAPITAL ASSET MANAGEMENT (WORPLE ROAD) LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2019

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CAPITAL ASSET MANAGEMENT (WORPLE ROAD) LIMITED
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CAPITAL ASSET MANAGEMENT (WORPLE ROAD) LIMITED
COMPANY INFORMATION

Directors	K J Crabtree N E R Higgins S Markova
Company secretary	Rendall and Rittner Limited
Registered office	C/O Rendall and Rittner Ltd Portsoken House 155 - 157 Minories London EC3N 1LJ
Independent auditor	Harmer Slater Limited Statutory Auditor Salatin House 19 Cedar Road Sutton Surrey SM2 5DA

**CAPITAL ASSET MANAGEMENT (WORPLE ROAD) LIMITED
DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2019**

The directors present their annual report on the affairs of Capital Asset Management (Worple Road) Limited together with the financial statements and auditor's report for the year ended 31 December 2019.

Principal activity

The principal activity of the company is that of the management of the property at 21-33 Worple Road, London, SW19.

Directors of the company

The directors who served throughout the year and up to the date of authorisation of this report were as follows:

N E R Higgins

S Markova

E L Whitehorn (resigned 6 July 2020)

The following director was appointed after the year end:

K J Crabtree (appointed 19 August 2020)

Going concern

The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis in preparing the annual financial statements.

Events after the financial period

There have been no significant events between the year end and the date of approval of these financial statements which would require a change to, or disclosure in, the financial statements.

Statement of disclosure to the auditors

Each director has taken steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information (as defined by section 418 of the Companies Act 2006) and to establish that the company's auditors are aware of that information. The directors confirm that there is no relevant information that they know of and which they know the auditors are unaware.

Reappointment of auditors

Harmer Slater Limited are deemed to be reappointed under section 487(2) of the Companies Act 2006.

Small companies' provision statement

The directors have taken advantage of the small companies exemptions provided by sections 414B and 415A of the Companies Act 2006 from the requirement to prepare a strategic report and in preparing the directors' report on the grounds that the company is entitled to prepare its accounts for the period in accordance with the small companies' regime.

The Directors' Report was approved by the Board on 25 September 2020 and signed on its behalf by:

Svetlana Markova

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S Markova

Director

CAPITAL ASSET MANAGEMENT (WORPLE ROAD) LIMITED
STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Directors' Report 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), including FRS 102 Section 1A 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 surplus or deficit of the company for that period. In preparing these financial statements, directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CAPITAL ASSET MANAGEMENT (WORPLE ROAD) LIMITED

Opinion

We have audited the financial statements of Capital Asset Management (Worple Road) Limited (the 'company') for the year ended 31 December 2019, which comprise the Income Statement, Statement of Financial Position, 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 FRS 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 December 2019 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; 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 Auditor's 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 included in the annual report, other than the financial statements and our auditor's report 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.

Opinion on other matter 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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
CAPITAL ASSET MANAGEMENT (WORPLE ROAD) LIMITED
(CONTINUED)**

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report. 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' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities [set out on page 3], 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 is 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.

Auditor's 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 an auditor's report 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.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.

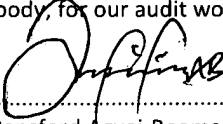
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
CAPITAL ASSET MANAGEMENT (WORPLE ROAD) LIMITED
(CONTINUED)**

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the company's member, 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 member those matters we are required to state in an auditor's 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 member as a body, for our audit work, for this report, or for the opinions we have formed.


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Ransford Agyei-Boamah (Senior Statutory Auditor)
For and on behalf of Harmer Slater Limited
Statutory Auditor
Salatin House
19 Cedar Road
Sutton, Surrey
SM2 5DA

Date: 25 September 2020

CAPITAL ASSET MANAGEMENT (WORPLE ROAD) LIMITED
INCOME STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2019

	Note	31 Dec 19 £	31 Dec 18 £
Service charges receivable		404,495	387,874
Service charge expenses		<u>(392,058)</u>	<u>(393,625)</u>
Service charge surplus/ (deficit)		12,437	(5,751)
Sinking fund surplus/ (deficit)	4	<u>40,725</u>	<u>(135,969)</u>
Surplus/ (deficit) on ordinary activities before taxation		53,162	(141,720)
Tax on surplus/ (deficit) on ordinary activities		<u>-</u>	<u>-</u>
Surplus/(deficit) for the financial period		<u><u>53,162</u></u>	<u><u>(141,720)</u></u>

CAPITAL ASSET MANAGEMENT (WORPLE ROAD) LIMITED
(REGISTRATION NUMBER: 03362308)
STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2019

	Note	31 Dec 19 £	31 Dec 18 £
Current assets			
Receivables	5	155,298	123,219
Cash at bank	6	<u>165,201</u>	<u>294,469</u>
		320,499	417,688
Payables: Amounts falling due within one year	7	(<u>60,761</u>)	(<u>198,675</u>)
Net current assets		<u>259,738</u>	<u>219,013</u>
Net assets		<u>259,738</u>	<u>219,013</u>
Equity			
Called up share capital	8	2	2
Sinking fund reserve	9	229,485	188,760
Revenue reserve	9	<u>30,251</u>	<u>30,251</u>
Total equity		<u>259,738</u>	<u>219,013</u>

These financial statements have been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime within Part 15 of the Companies Act 2006 and in accordance with the provisions of FRS 102 Section 1A 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved and authorised for issue by the Board on 25 September 2020 and signed on its behalf by:

NER Higgins

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N E R Higgins
Director

CAPITAL ASSET MANAGEMENT (WORPLE ROAD) LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019

1. GENERAL INFORMATION

Capital Asset management (Worple Road) Limited ("the company") is a private company limited by share capital, incorporated in England and Wales under the Companies Act.

The address of its registered office is given on page 1. The nature of the company's operations and its principal activities are set out in the Directors' Report on page 2.

2. ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Going concern

No material uncertainties that may cast significant doubt about the ability of the company to continue as a going concern have been identified by the directors.

Statement of compliance

These financial statements were prepared in accordance with Financial Reporting Standards 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' Section 1A Small Entities and in accordance with the Companies Act 2006. There were no material departures from that standard.

Basis of preparation

The financial statements have been prepared under the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

The functional currency of the company is considered to be pounds sterling (£) because that is that currency of the primary economic environment in which the company operates. The financial statements are presented in sterling (£).

Departures from Companies Act requirements

The financial statements depart from the standard format of the Companies Act 2006 in that turnover has been replaced by service charge income, cost of sales has been replaced by service charge expenditure and profit/(loss) has been replaced by surplus/(deficit). This departure, as permitted by s396 of the Companies Act 2006, has arisen because the directors consider that this presentation is more appropriate given the nature of the company's activity. The result for the year is unaffected by the accounting treatment adopted.

Income

Service charge income represents amounts demanded on account from the leaseholders during the financial year.

Sinking fund income represents sinking fund contributions demanded from the residential lessees during the financial year.

Tax

Service charges collected are held on trust for the purpose of meeting the relevant costs in relation to the property in accordance with the provisions of section 42 of the Landlord and Tenant Act 1987.

Therefore, the company acts as a trustee in respect of funds held to manage the property at 21-33 Worple Road, London SW19. In consequence, service charge income and service charge expenditure items are neither taxable nor allowable for corporation tax purposes.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and are subject to an insignificant risk of change in value.

CAPITAL ASSET MANAGEMENT (WORPLE ROAD) LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019
(CONTINUED)

2. ACCOUNTING POLICIES (continued)

Receivables

Service charge arrears and sinking fund arrears are amounts due from leaseholders for variable service charges and sinking fund demands.

Payables

Payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the Company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Financial instruments

The company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

3. STAFF NUMBERS

There were no persons employed by the company during either the current or previous year.

4. SINKING FUND

	31 Dec 19	31 Dec 18
	£	£
Sinking fund contributions from lessees	62,970	63,389
Interest arising on sinking fund	247	392
Sinking fund expenditure	<u>(22,492)</u>	<u>(199,750)</u>
	<u>40,725</u>	<u>(135,969)</u>

5. RECEIVABLES

	31 Dec 19	31 Dec 18
	£	£
Service charge arrears	103,833	64,883
Sinking fund arrears	9,243	14,672
Other debtors	19,538	12,048
Service charge deficit to be recharged	151	5,751
Prepayments	<u>22,533</u>	<u>25,865</u>
	<u>155,298</u>	<u>123,219</u>

CAPITAL ASSET MANAGEMENT (WORPLE ROAD) LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019
(CONTINUED)

6. CASH AT BANK

	31 Dec 19	31 Dec 18
	£	£
Service charge account	39,596	51,620
Sinking fund account	<u>125,605</u>	<u>242,849</u>
	<u>165,201</u>	<u>294,469</u>

All client monies are held by way of a statutory trust, in a designated interest bearing Client Bank Account at the Bank of Scotland, PO Box 1000, BX2 1LB in accordance with Section 42 and Section 42A of the Landlord & Tenant Act 1987.

7. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31 Dec 19	31 Dec 18
	£	£
Surplus to be credited to lessees	12,437	-
Service charge creditors	23,604	36,632
Sinking fund creditors	72	29,942
Corporation tax liability	23	25
Amount owed to parent undertaking	6,062	3,569
Other creditors	4,888	15,435
Accruals and deferred income	<u>13,675</u>	<u>118,072</u>
	<u>60,761</u>	<u>198,675</u>

8. CALLED UP SHARE CAPITAL

Allotted, called up and fully paid shares

	Number	31 Dec 19	31 Dec 18
		£	£
Ordinary shares of £1 each	2	<u>2</u>	<u>2</u>

9. RESERVES

	Revenue account	Sinking fund reserve	Total
	£	£	£
At 1 January 2019	30,251	188,760	219,011
Surplus for the year	12,437	40,725	53,162
Surplus to be credited to lessees	<u>(12,437)</u>	-	<u>(12,437)</u>
At 31 December 2019	<u>30,251</u>	<u>229,485</u>	<u>259,736</u>

Revenue Account

The revenue account represents cumulative surpluses or deficits

Sinking Fund Reserve

The sinking fund reserve represents sinking fund contributions net of sinking fund expenditure. The sinking fund has been established to set aside such sums of money as the Company shall reasonably consider necessary to meet future costs to be incurred by the Company in complying with its obligations per the leases.

CAPITAL ASSET MANAGEMENT (WORPLE ROAD) LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019
(CONTINUED)

10. RELATED PARTY TRANSACTION

During the year, the company was charged management fees amounting to £3,000 (2018: £3,000) by the parent company Wimbledon Central Residents Association Limited (WCRAL). At 31 December 2019 the company owed WCRAL £6,062 (at 31/12/18: £3,569).

11. ULTIMATE PARENT COMPANY

Wimbledon Central Residents Association Limited, incorporated in England and Wales, owns the whole of the issued share capital of the company.