

Registered number: 04039774

VANWALL 2 MANAGEMENT COMPANY LIMITED

(A company limited by guarantee)

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2017



VANWALL 2 MANAGEMENT COMPANY LIMITED
(A company limited by guarantee)

COMPANY INFORMATION

Directors	Tim Bretten (appointed 20 January 2017) Julian Cobourne (resigned 7 July 2017) David Diemer (resigned 7 July 2017)
Company secretary	BNP Paribas Secretarial Services Limited
Registered number	04039774
Registered office	St Helen's 1 Undershaft London EC2R 3DQ (to 7 July 2017) 10 Harewood Avenue London NW1 6AA (from 7 July 2017)
Accountants	PKF Cooper Parry Group Limited One Central Boulevard Blythe Valley Business Park Solihull West Midlands B90 8BG

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VANWALL 2 MANAGEMENT COMPANY LIMITED
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DIRECTORS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2017

The directors present their report and the financial statements for the year ended 31 December 2017.

Directors

The directors who served during the year were:

Tim Bretten (appointed 20 January 2017)
Julian Cobourne (resigned 7 July 2017)
David Diemer (resigned 7 July 2017)

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 11 October 2018 and signed on its behalf.



Tim Bretten
Director

VANWALL 2 MANAGEMENT COMPANY LIMITED
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**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2017**

	Note	2017 £	2016 £
Service charge income		36,391	4,765
Interest received		-	25
Service charge expenditure		(36,391)	(4,790)
Gross profit		<u>-</u>	<u>-</u>
Profit for the financial year		<u>-</u>	<u>-</u>
Other comprehensive income for the year		<u>-</u>	<u>-</u>
Total comprehensive income for the year		<u>-</u>	<u>-</u>

The notes on pages 4 to 6 form part of these financial statements.

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REGISTERED NUMBER: 04039774

BALANCE SHEET
AS AT 31 DECEMBER 2017

	Note	2017 £	2016 £
Current assets			
Debtors: amounts falling due within one year	4	26,203	44,199
Cash at bank and in hand		-	44
		<u>26,203</u>	<u>44,243</u>
Creditors: amounts falling due within one year	5	(26,203)	(44,243)
Net current assets		<u>-</u>	<u>-</u>
Total assets less current liabilities		<u>-</u>	<u>-</u>
Net assets		<u>-</u>	<u>-</u>
Capital and reserves		<u>-</u>	<u>-</u>

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

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 financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 11 October 2018.



Tim Bretten
Director

The notes on pages 4 to 6 form part of these financial statements.

VANWALL 2 MANAGEMENT COMPANY LIMITED
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

1. General information

Vanwall 2 Management Company Limited is a limited by guarantee company incorporated and domiciled in England. The registered office is shown on the Company Information page. The financial statements are prepared in sterling. The financial statements are for a period of 52 weeks ended 31 December 2017 (2016: 52 weeks ended 31 December 2016).

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

The following principal accounting policies have been applied:

2.2 Service charge income

Service charge income represents maintenance, management and administration costs recoverable from owners or occupiers of units on the site, exclusive of Value Added Tax. Amounts are charged quarterly on account and any surplus or deficit are refunded or recharged to the relevant parties.

2.3 Debtors

Short term debtors are measured at transaction price.

2.4 Creditors

Short term creditors are measured at the transaction price.

3. Employees

The average monthly number of employees, including directors, during the year was 0 (2016 - 0).

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

4. Debtors

	2017 £	2016 £
Trade debtors	18,926	43,135
Balancing service charge for the year	7,277	-
VAT receivables	-	206
Accruals and other receivables	-	858
	<u>26,203</u>	<u>44,199</u>

5. Creditors: Amounts falling due within one year

	2017 £	2016 £
Service charge income received in advance	5,548	4,399
Other taxation and social security	680	-
Accruals and other creditors	19,975	39,844
	<u>26,203</u>	<u>44,243</u>

6. Limited by guarantee

The company is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding 20% of the budgeted expenditure or £10,000, whichever is greater towards the assets of the company in the event of liquidation.

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

7. Related party transactions

	2017		2016	
	Transactions for the year	Receivables/ (payables) at year end	Transactions for the year	Receivables/ (payables) at year end
	£	£	£	£
Aviva Life & Pensions UK Limited	3,323	-	(3,551)	-
Cenhinen Caesar Sarl	12,744	3,585	1,398	11,187
Abbott Laborities Limited	-	-	(7,015)	-
Prestige Properties SA	-	-	(2,167)	-
Legal & General	14,804	7,362	3,871	13,633
The Local Authorities Mutual Investment Trust	1,301	1,301	-	-
Oryx 7 Real Estate Limited	9,134	6,678	-	-
Total	41,306	18,926	(7,464)	24,820

Members' expenses are in respect of service charge demanded and receivable during the year.

8. Controlling party

The Company was, until 7 July 2017, under the control of its members, Aviva Life & Pensions UK Limited and Oryx 7 Real Estate Limited. Since 7 July the Company is under the control of its members, Oryx 7 Real Estate Limited and The Local Authorities Mutual Investment Trust.

The ultimate controlling party of the company is The Local Authorities Mutual Investment Trust, a company incorporated in the United Kingdom. The registered office address is Senator House, 85 Queen Street, London, EC4V 4ET.