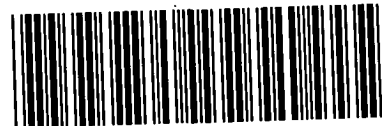


CANONBURY VILLAS LIMITED

Company Number 04478844  
Company Limited By Guarantee

Annual Report and Financial Statements  
Year ended 31st December 2020

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CANONBURY VILLAS LIMITED

Annual report and financial statements for the year ended 31st December 2020

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**Contents**

Page:

1. Report of the directors
3. Independent auditor's report
- 6 Profit and loss account
7. Balance sheet
8. Notes forming part of the financial statements

**Directors**

Jasper Gilles Teulings  
Steven Jay Warshal  
Robert van Veen

**Secretary and registered office**

Steven Jay Warshal  
c/o MHA MacIntyre Hudson, 6th Floor, 2 London Wall Place, London, EC2Y 5AU

**Company limited by guarantee registration number**

04478844

**Auditors**

MHA MacIntyre Hudson, 6th Floor, 2 London Wall Place, London, EC2Y 5AU

Report of the directors for the year ended 31st December 2020

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The directors present their report together with the audited financial statements for the year ended 31 December 2020.

**Constitution and objects**

The organisation is a company limited by guarantee without share capital, incorporated on 5 July 2002.

The company was established under a memorandum of association which established the objects and powers of the company and is governed under its articles of association.

One of the objects of the company is to promote and procure the protection of wildlife and the elimination of damage to the environment of the Earth.

**Results and dividends**

The profit and loss account is set out on page 6 and shows the result for the year.

The company is limited by guarantee and cannot pay dividends.

During the period the company received rental income from its investment property. The Company has given its tenant partial waivers of rent, and as a result for the period only £5,000 was receivable (2019 £8,000).

**Principal activity**

The principal activity of the company is to own property for investment purposes.

**Fixed assets**

Movements on fixed assets are shown in note 4 to the accounts.

**Directors**

The directors of the company during the year and up to the date of this report were as follows:

Jasper Gilles Teulings  
Steven Jay Warshal  
Robert van Veen

Appointed 16 December 2020

None of the directors held any beneficial interest in the company.

**Going concern**

*The financial statements have been prepared on a going concern basis. In the light of the ongoing Covid-19 pandemic, the directors have considered the potential impacts on the company, and have concluded that they can continue to adopt the going concern basis. Further detail is provided in the accounting policies. The company has an interest free loan that is repayable in April 2023, and arrangements are being made for the loan to be repaid by the due date.*

**Directors' responsibilities**

The directors are responsible for preparing the Annual 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). 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 the profit or loss of the Company for that period.

## Report of the directors for the year ended 31st December 2020 (continued)

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In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis (unless it is inappropriate to presume that the Company will continue in operation).

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 that 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 detection and prevention of fraud and other irregularities.

The directors have confirmed that, so far as they are aware, there is no relevant audit information of which the Company's auditors are unaware, and that they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

**Auditors**

MHA MacIntyre Hudson have indicated their willingness to continue in office and offer themselves for re-appointment as such, under Section 485 of the Companies Act 2006.

**Small company special provisions**

This report has been prepared taking advantage of the small companies exemption of section 415A of the Companies Act 2006.

By order of the board



Steven Jay Warshal

Director

Date: 6 August 2021

Independent auditor's report to the Members of Canonbury Villas Limited (Registered Company 04478844)

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**Opinion**

We have audited the financial statements of Canonbury Villas Limited (the 'company') for the year ended 31 December 2020 which comprise the Profit and Loss Account, Statement of Comprehensive Income, Balance Sheet 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 Financial Reporting Standard 102 *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 2020, and of its profit for the year then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been properly 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 Financial Reporting Council'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.

**Conditions relating to going concern**

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate. Our evaluation of the directors' assessment of the entity's ability to continue to adopt the going concern basis of accounting included critical reviews of budgets and forecasts provided.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

**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 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 auditors' report to the Members of Canonbury Villas Limited (Registered Company 04478844)

**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 in relation to which 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 of the information and explanations we require for our audit; or

**Responsibilities of directors**

As explained more fully in the directors' responsibilities statement 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

- Enquiry of management and those charged with governance around actual and potential litigation and claims;
- Enquiry of entity staff in tax and compliance functions to identify any instances of non-compliance with laws and regulations;
- Performing audit work over the risk of management override of controls, including adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias;
- Reviewing minutes of meetings of those charged with governance;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

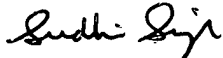
A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

Independent auditors' report to the Members of Canonbury Villas Limited (Registered Company 04478844)

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**Use of this report**

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



Sudhir Singh FCA DChA (Senior Statutory Auditor)

For and on behalf of:

MHA MacIntyre Hudson  
Chartered Accountants and Statutory Auditors  
6th Floor  
2 London Wall Place  
London  
EC2Y 5AU

Date: 9 September 2021

## Profit and loss account for the year ended 31st December 2020

	Note	Year ended 31 December 2020	Year ended 31 December 2019
		£	£
Rental Income		5,000	8,000
Administrative costs		(4,443)	(8,003)
Operating profit / (loss)		557	(3)
Interest Receivable		-	-
Profit / (loss) on ordinary activities before taxation		557	(3)
Taxation		-	-
Profit / (loss) for the period		557	(3)
Profit brought forward		778,482	778,485
Retained profit carried forward	9	779,039	778,482

All amounts relate to continuing activities.

The notes on pages 8 to 9 form part of these financial statements

## Statement of comprehensive income for the year ended 31st December 2020

	Year ended 31 December 2020	Year ended 31 December 2019
	£	£
Profit / (loss) for the financial period	557	(3)
Unrealised profit on revaluation of freehold land and buildings	-	1,780,000
Total recognised gains and losses relating to the period	557	1,779,997



Balance sheet at 31st December 2020

(Company registration no. 04478844)

	Note	31 December 2020		31 December 2019	
		£	£	£	£
<b>Fixed assets</b>					
Investment property	4		8,780,000		8,780,000
<b>Current Assets</b>					
Debtors	5	5,000		-	
Cash at bank and in hand		8,485		15,811	
		<u>13,485</u>		<u>15,811</u>	
<b>Creditors: amounts falling due within one year</b>	6	<u>34,447</u>		<u>37,329</u>	
<b>Net current liabilities</b>			(20,961)		(21,518)
<b>Creditors: amounts falling due after more than one year</b>	7		<u>(3,100,000)</u>		<u>(3,100,000)</u>
			<u>5,659,039</u>		<u>5,658,482</u>
<b>Reserves</b>					
Revaluation reserve	8		4,880,000		4,880,000
Income and expenditure account	9		779,039		778,482
			<u>5,659,039</u>		<u>5,658,482</u>

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 FRS102 Section 1A - small entities.

They were approved, and authorised by the Directors on 6 August 2021 and signed on their behalf by



Steven Jay Warshal

Director

The notes on pages 8 to 9 form part of these financial statements.

Notes forming part of the financial statements for the year ended 31st December 2020

## 1 Accounting policies

### General information and basis of preparation

Canonbury Villas Ltd is a private company limited by guarantee incorporated in England within the United Kingdom. The address of the registered office is given in the company information on the contents page of these financial statements.

The financial statements are presented in sterling which is the functional currency of the company and rounded to the nearest £1.

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and are in accordance with Section 1A of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102) and the Companies Act 2006. Canonbury Villas Ltd meets the definition of a public benefit entity under FRS 102.

The financial statements have been prepared on a going concern basis. The directors have considered all relevant information and the impact of subsequent events in making their assessment.

In response to the ongoing Covid-19 pandemic and related lockdowns, the directors have assessed the potential impact on the company and have concluded that it has had no impact on the company's operations thus far, and is not expected to have any impact on future operations. To date there has been no reduction in the fair market value of the property and, though one may occur in the future, as the company has no intention of selling the property any movement in market prices will have no impact.

The company has an interest free loan that is repayable in April 2023, and arrangements are being made for the loan to be repaid by the due date.

Based on this assessment, the directors have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in preparing the annual report and accounts.

The significant accounting policies applied in the preparation of these financial statements are set out below.

### Investment property

Investment properties are included in the balance sheet at fair value. Periodic valuations of the property are undertaken by a firm of chartered surveyors, and in those years where this does not take place the directors make an assessment of any changes in the market value of the property by reviewing prevailing market conditions.

### Rental Income

Rental income represents amounts due during the period.

### Public Benefit Entity concessionary loans

Public Benefit Entity concessionary loans include those payable to a third party which are interest free or below prevailing market interest rates and are made to advance the objects of the public benefit entity. All loans are measured at the amount received, less impairment.

### Financial instruments

The company holds basic financial instruments. The financial assets and financial liabilities of the company are as follows:

Cash at bank - is classified as a basic financial instrument and is measured at fair value.

All other investments are classified as basic financial instruments and held at their face value.

Financial liabilities - the mortgage loan is classified as a concessionary loan, and is measured as noted above.

	Year ended 31 December 2020	Year ended 31 December 2019
	<hr/>	<hr/>
	£	£
<b>2. Deficit on ordinary activities before taxation</b>		
This is arrived at after charging :		
Auditors' services - audit	2,760	2,750
	<hr/>	<hr/>

Notes forming part of the financial statements for the year ended 31st December 2020

**3. Employees**

The directors of the company receive no emoluments (2019 nil).

There were no employees of the company during the period (2019 nil).

	31 December 2020	31 December 2019
	£	£
<b>4. Fixed Assets - Investment</b>	Freehold land and buildings	Freehold land and buildings
Valuation at beginning of period	8,780,000	7,000,000
Surplus on revaluation	-	1,780,000
Valuation at end of period	8,780,000	8,780,000
The property was valued at fair value equating to market value in December 2019 by Richard G Alford BSc MRICS who is a Partner of Copping Joyce Chartered Surveyors. The original cost of the property was £3,900,000.		
<b>5. Debtors</b>		
Prepayments and accrued income	5,000	-
<b>6. Creditors: amounts falling due within one year</b>		
Accruals and deferred income	5,113	7,995
Other creditors	29,334	29,334
Creditors: amounts falling due within one year	34,447	37,329
<b>7. Creditors: amounts falling due after one year</b>		
Loan	3,100,000	3,100,000
On 18th July 2008 the company borrowed £3,100,000 with a mortgage secured in favour of Stichting Theseus against its freehold property and a fixed and floating charge against all and any of its assets. The loan is repayable in 2023, and arrangements are being made for this to take place by the due date. No interest is payable on the loan. Under FRS 102 these arrangements are considered to represent a public benefit entity concessionary loan.		
<b>8. Revaluation reserve</b>		
Reserve at beginning of period	4,880,000	3,100,000
Surplus on revaluation (see Note 3)	-	1,780,000
Reserve at end of period	4,880,000	4,880,000
<b>9. Income and expenditure account</b>		
Profit at beginning of period	778,482	778,485
Profit / (loss) for the period	557	(3)
Profit at end of period	779,039	778,482

**10. Company limited by guarantee**

The company is limited by guarantee and hence has no share capital.

There were three guarantors of £1 each as at 31st December 2020.