

REGISTERED NUMBER:
8261739
England and Wales

CQRA LTD
REPORT OF THE DIRECTORS AND UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31ST DECEMBER 2013

SATURDAY



A3AHXSMH

A28

21/06/2014

#78

COMPANIES HOUSE

CQRA LTD

ANNUAL REPORT AND ACCOUNTS - 31ST DECEMBER 2013

CONTENTS

	Page
Company information	1
Report of the directors	2
Income and expenditure account	3
Balance sheet	4
Notes to the accounts	5
Report of the accountants	6

CQRA LTD**COMPANY INFORMATION****DIRECTORS**

- M.Boyd
G.Bulpitt
B.A.Cheetham
T.H.C.Combe
K.A.J.Friend
R.Jensen
T.Jones
H.McKechnie-Sharma
P.S.Middleton
J.Morgan
J.D.Noulton
P.A.Savvas
L.P.Soutter

SECRETARY

- HML Company Secretarial Services Limited

REGISTERED OFFICE

- 94 Park Lane
Croydon
Surrey
CR0 1JB

REGISTERED NUMBER

- 8261739 (England & Wales)

ACCOUNTANTS

- Simpson Wreford & Partners
Chartered Accountants
Registered Auditors
Suffolk House
George Street
Croydon CR0 0YN

CQRA LTD**REPORT OF THE DIRECTORS**

The directors present their report and financial statements of the company for the period ended 31st December 2013.

PRINCIPAL ACTIVITY

The principal activity of the company is to hold and administer the head lease of the land and properties at Charter Quay, Wadbrook Street, Kingston upon Thames KT1 1HS, which it acquired on 27 June 2013.

The company was formed on 22nd October 2012.

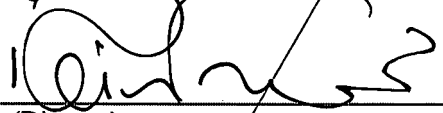
DIRECTORS

The directors who held office at any time from the beginning of the financial period until the date of this report were:

M.Boyd	(appointed 22nd October 2012)
G.Bulpitt	(appointed 12th July 2013)
B.A.Cheetham	(appointed 22nd October 2012)
T.H.C.Combe	(appointed 12th July 2013)
K.A.J.Friend	(appointed 12th July 2013)
R.Jensen	(appointed 12th July 2013)
T.Jones	(appointed 12th July 2013)
H.McKechnie-Sharma	(appointed 12th July 2013)
P.S.Middleton	(appointed 12th July 2013)
J.Morgan	(appointed 12th July 2013)
J.D.Noulton	(appointed 12th July 2013)
P.A.Savvas	(appointed 16th July 2013)
L.P.Soutter	(appointed 12th July 2013)
S.C.Carter	(appointed 12th July 2013 and resigned 15th December 2013)

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Signed on behalf of the board of directors


(Director)

Approved by the board on 13.6.14

CQRA LTD**REPORT OF THE DIRECTORS**

The directors present their report and financial statements of the company for the period ended 31st December 2013.

PRINCIPAL ACTIVITY

The principal activity of the company is to hold and administer the head lease of the land and properties at Charter Quay, Wadbrook Street, Kingston upon Thames KT1 1HS, which it acquired on 27 June 2013.

The company was formed on 22nd October 2012.

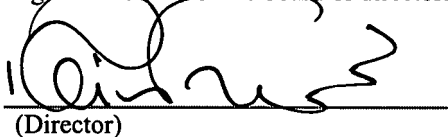
DIRECTORS

The directors who held office at any time from the beginning of the financial period until the date of this report were:

M.Boyd	(appointed 22nd October 2012)
G.Bulpitt	(appointed 12th July 2013)
B.A.Cheetham	(appointed 22nd October 2012)
T.H.C.Combe	(appointed 12th July 2013)
K.A.J.Friend	(appointed 12th July 2013)
R.Jensen	(appointed 12th July 2013)
T.Jones	(appointed 12th July 2013)
H.McKechnie-Sharma	(appointed 12th July 2013)
P.S.Middleton	(appointed 12th July 2013)
J.Morgan	(appointed 12th July 2013)
J.D.Noulton	(appointed 12th July 2013)
P.A.Savvas	(appointed 16th July 2013)
L.P.Soutter	(appointed 12th July 2013)
S.C.Carter	(appointed 12th July 2013 and resigned 15th December 2013)

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Signed on behalf of the board of directors



(Director)

K A J FRIEND

Approved by the board on13.6.14.....

CQRA LTD**COMPANY INFORMATION****DIRECTORS**

- M.Boyd
G.Bulpitt
B.A.Cheetham
T.H.C.Combe
K.A.J.Friend
R.Jensen
T.Jones
H.McKechnie-Sharma
P.S.Middleton
J.Morgan
J.D.Noulton
P.A.Savvas
L.P.Soutter

SECRETARY

- HML Company Secretarial Services Limited

REGISTERED OFFICE

- 94 Park Lane
Croydon
Surrey
CR0 1JB

REGISTERED NUMBER

- 8261739 (England & Wales)

ACCOUNTANTS

- Simpson Wreford & Partners
Chartered Accountants
Registered Auditors
Suffolk House
George Street
Croydon CR0 0YN

CQRA LTD**INCOME AND EXPENDITURE ACCOUNT****FOR THE PERIOD ENDED 31ST DECEMBER 2013**

	Notes	2013 £
INCOME - Ground rents demanded		1,788
Expenditure		<u>(1,788)</u>
RESULT for the period	2	<u><u>-</u></u>

CQRA LTD**BALANCE SHEET****AS AT 31ST DECEMBER 2013**

	Notes	2013 £	£
FIXED ASSETS			
Tangible assets	3		<u>978,705</u>
			978,705
CURRENT ASSETS			
Cash at bank and in hand		<u>20,566</u>	
		20,566	
CREDITORS			
Amounts falling due within one year	4	<u>(4,462)</u>	
NET CURRENT ASSETS			<u>16,104</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			994,809
CREDITORS			
Amounts falling due after more than one year	5		<u>(994,549)</u>
TOTAL NET ASSETS			<u><u>260</u></u>
CAPITAL AND RESERVES			
Called up share capital	6		<u>260</u>
			<u><u>260</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31st December 2013.

The members have not required the company to obtain an audit of its financial statements for the period ended 31st December 2013 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Section 386 of the Companies Act 2006, and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Section 396 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Signed on behalf of the board of directors



(Director)

CQRA LTD**BALANCE SHEET****AS AT 31ST DECEMBER 2013**

	Notes	2013 £	£
FIXED ASSETS			
Tangible assets	3		<u>978,705</u>
			978,705
CURRENT ASSETS			
Cash at bank and in hand		<u>20,566</u>	
		20,566	
CREDITORS			
Amounts falling due within one year	4	<u>(4,462)</u>	
NET CURRENT ASSETS			<u>16,104</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			994,809
CREDITORS			
Amounts falling due after more than one year	5		<u>(994,549)</u>
TOTAL NET ASSETS			<u><u>260</u></u>
CAPITAL AND RESERVES			
Called up share capital	6		<u>260</u>
			<u><u>260</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31st December 2013.

The members have not required the company to obtain an audit of its financial statements for the period ended 31st December 2013 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Section 386 of the Companies Act 2006, and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Section 396 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Signed on behalf of the board of directors



(Director)

KAJ FRIEND

CQRA LTD**NOTES TO THE ACCOUNTS - 31ST DECEMBER 2013****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 April 2008).

Income

Income represents ground rents receivable in accordance with the lease.

2. INCOME AND EXPENDITURE

The directors receive no remuneration for their services.

3. FIXED ASSETS

CQRA Ltd acquired the head lease of the land and properties at Charter Quay, Wadbrook Street, Kingston upon Thames KT1 1HS on 27 June 2013.

4. CREDITORS: Amounts falling due within one year	2013
	£
Ground rents in advance	1,450
Accruals	1,573
Other creditors	<u>1,439</u>
	<u><u>4,462</u></u>

5. CREDITORS: Amounts falling due after one year

Long term loans A shareholders	907,084
Long term loans B shareholders	<u>87,465</u>
	<u><u>994,549</u></u>

This represents monies loaned to the company in order to purchase the head lease on 27 June 2013.

6. SHARE CAPITAL	2013
	£
Authorised, allotted, called up and fully paid:	
225 £1 Class A ordinary shares	225
35 £1 Class B ordinary shares	<u>35</u>

7. RELATED PARTY TRANSACTIONS

There are no transactions undertaken with which the directors have a personal interest.

8. COMPANIES ACT 2006

In certain instances these financial statements do not use the terminology laid down by the Companies Act 2006. However, such departures give a better understanding of the results and fulfil the requirement to show a true and fair view.

CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS**ON THE UNAUDITED FINANCIAL STATEMENTS OF****CQRA LTD**

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 for the period ended 31st December 2013 which comprise the Income and Expenditure Account, the Balance Sheet and the related notes from the accounting records and 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 icaew.com/membershandbook.

This report is made solely to the Board of Directors of CQRA LTD, 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 CQRA LTD and state those matters that we have agreed to state to the Board of Directors of CQRA LTD, as a body, in this report in accordance with AAF 2/10 as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that CQRA LTD 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 CQRA LTD. You consider that CQRA LTD 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. 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.

Simpson Wreford & Partners
Chartered Accountants
Suffolk House
George Street
Croydon CR0 0YN

Dated:

CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
CQRA LTD

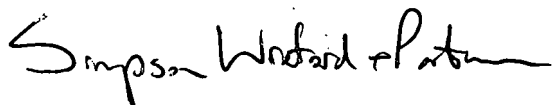
In accordance with our terms of engagement and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company for the period ended 31st December 2013 which comprise the Income and Expenditure Account, the Balance Sheet and the related notes from the accounting records and 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 icaew.com/membershandbook.

This report is made solely to the Board of Directors of CQRA LTD, 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 CQRA LTD and state those matters that we have agreed to state to the Board of Directors of CQRA LTD, as a body, in this report in accordance with AAF 2/10 as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that CQRA LTD 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 CQRA LTD. You consider that CQRA LTD 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. 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.



Simpson Wreford & Partners
Chartered Accountants
Suffolk House
George Street
Croydon CR0 0YN

Dated: 19th June 2014

CQRA LTD**NOTES TO THE ACCOUNTS - 31ST DECEMBER 2013****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 April 2008).

Income

Income represents ground rents receivable in accordance with the lease.

2. INCOME AND EXPENDITURE

The directors receive no remuneration for their services.

3. FIXED ASSETS

CQRA Ltd acquired the head lease of the land and properties at Charter Quay, Wadbrook Street, Kingston upon Thames KT1 1HS on 27 June 2013.

4. CREDITORS: Amounts falling due within one year

	2013
	£
Ground rents in advance	1,450
Accruals	1,573
Other creditors	1,439
	<u>4,462</u>

5. CREDITORS: Amounts falling due after one year

Long term loans A shareholders	907,084
Long term loans B shareholders	87,465
	<u>994,549</u>

This represents monies loaned to the company in order to purchase the head lease on 27 June 2013.

6. SHARE CAPITAL

	2013
	£
Authorised, allotted, called up and fully paid:	
225 £1 Class A ordinary shares	225
35 £1 Class B ordinary shares	35
	<u>260</u>

7. RELATED PARTY TRANSACTIONS

There are no transactions undertaken with which the directors have a personal interest.

8. COMPANIES ACT 2006

In certain instances these financial statements do not use the terminology laid down by the Companies Act 2006. However, such departures give a better understanding of the results and fulfil the requirement to show a true and fair view.