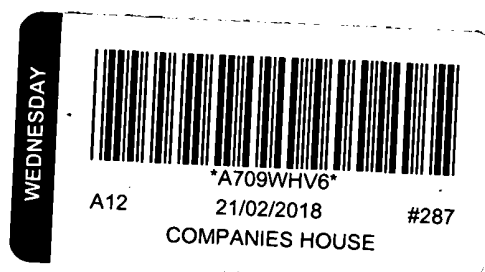

WICKHAM COURT FREEHOLD LIMITED

UNAUDITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 APRIL 2017



WICKHAM COURT FREEHOLD LIMITED

COMPANY INFORMATION

Directors	E C Buxton K Ortenburg
Company secretary	Principia Estate & Asset Management Ltd
Registered number	10099712
Registered office	The Studio 16 Cavaye Place London SW10 9PT
Accountants	Gibson Appleby Chartered Accountants 1-3 Ship Street Shoreham-by-Sea West Sussex BN43 5DH

WICKHAM COURT FREEHOLD LIMITED

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WICKHAM COURT FREEHOLD LIMITED

**DIRECTORS' REPORT
FOR THE PERIOD ENDED 30 APRIL 2017**

The directors present their report and the financial statements for the period ended 30 April 2017.

Principal activity

The principal activity of the company is to act as the service manager of the flats known as Wickham Court, London on a non profit basis. The whole of the service and management expenses are recoverable from the lessees in accordance with the terms of their respective leases.

Review of activity

On 6 March 2017, the company acquired the freehold of the property known as Wickham Court, 7-8 Ashburn Gardens, SW7. The acquisition was funded by contributions from the participant leaseholders/shareholders. At the same time the company granted lease extensions to the participant leaseholders and their ground rent is now a peppercorn. As a result of the lease extensions, the value of the freehold has been reduced to £21,037 being the freehold value attributed to non-participants share of the property.

The company acts as a trustee in respect of service charge monies collected in connection with the above property. In accordance with recommendations from ARMA (Association of Residential Managing Agents), the service charge monies are excluded from the accounts as the company acts only in a trustee capacity in this connection. Separate service charge accounts are prepared and certified.

Directors

The directors who served during the period were:

E C Buxton
K Ortenburg

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 and signed on its behalf.

DocuSigned by:

Principia Estate and Asset Management

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M Hoque (For and on behalf of Principia Estate & Asset Management Ltd)
Secretary

Date: 9/2/2018

WICKHAM COURT FREEHOLD LIMITED

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF
THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF WICKHAM COURT FREEHOLD LIMITED
FOR THE PERIOD ENDED 30 APRIL 2017**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Wickham Court Freehold Limited for the period ended 30 April 2017 which comprise the Statement of financial position 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 Wickham Court Freehold Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Wickham Court Freehold Limited and state those matters that we have agreed to state to the Board of directors of Wickham Court Freehold Limited, as a body, in this report in accordance with ICAEW Technical Release TECH07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Wickham 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 Wickham 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 or loss of Wickham Court Freehold Limited. You consider that Wickham Court Freehold Limited is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or review of the financial statements of Wickham 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.

DocuSigned by:

Gibson Appleby

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Gibson Appleby Chartered Accountants

1-3 Ship Street
Shoreham-by-Sea
West Sussex
BN43 5DH
Date: 20/2/2018

WICKHAM COURT FREEHOLD LIMITED
REGISTERED NUMBER: 10099712

STATEMENT OF FINANCIAL POSITION
AS AT 30 APRIL 2017

	2017 £
Fixed assets	21,037
Current assets	13
Creditors: amounts falling due within one year	(21,037)
Net current (liabilities)/assets	(21,024)
Net assets	13
Capital and reserves	13

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 period 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.

These financial statements have been prepared in accordance with the provisions applicable to entities subject to the micro-entities' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

DocuSigned by:

E C Buxton

.....DF5229888A2C4A5.....

E C Buxton

Director

Date: 9/2/2018