

**REPORT OF THE DIRECTORS AND  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018  
FOR  
PENNYCROFT (ADDINGTON) ESTATE  
MANAGEMENT LIMITED**

WEDNESDAY



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21/08/2019  
COMPANIES HOUSE

**PENNYCROFT (ADDINGTON) ESTATE  
MANAGEMENT LIMITED**

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FOR THE YEAR ENDED 31 DECEMBER 2018**

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**PENNYCROFT (ADDINGTON) ESTATE  
MANAGEMENT LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 DECEMBER 2018**

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**DIRECTORS:**

J R Spring  
P J Holland-Skinner

**SECRETARY:**

CPM Secretarial Services Ltd

**REGISTERED OFFICE:**

Unit 2  
30 Breakfield  
Coulsdon  
Surrey  
CR5 2HS

**REGISTERED NUMBER:**

01252728 (England and Wales)

**AUDITORS:**

Kings Mill Partnership  
Chartered Accountants and Statutory Auditors  
75 Park Lane  
Croydon  
Surrey  
CR9 1XS

**PENNYCROFT (ADDINGTON) ESTATE  
MANAGEMENT LIMITED**

**REPORT OF THE DIRECTORS  
FOR THE YEAR ENDED 31 DECEMBER 2018**

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The directors present their report with the financial statements of the company for the year ended 31 December 2018.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 January 2018 to the date of this report.

J R Spring  
P J Holland-Skinner

Other changes in directors holding office are as follows:

A F Sampson ceased to be a director after 31 December 2018 but prior to the date of this report.

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Report of the Directors 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 Financial Reporting Standard 102 '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 profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;

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 prevention and detection of fraud and other irregularities.

**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

**AUDITORS**

The auditors, Kings Mill Partnership, will be proposed for re-appointment at the forthcoming Annual General Meeting.

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

**ON BEHALF OF THE BOARD:**



J R Spring - Director

16 August 2019

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
PENNYCROFT (ADDINGTON) ESTATE  
MANAGEMENT LIMITED**

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**Opinion**

We have audited the financial statements of Pennycroft (Addington) Estate Management Limited (the 'company') for the year ended 31 December 2018 which comprise the Income Statement, Statement of Financial Position, Statement of Changes in Equity 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 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 Auditors' 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 in the Report of the Directors, but does not include the financial statements and our Report of the Auditors 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.

**Opinions on other matters 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 Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Directors has been prepared in accordance with applicable legal requirements.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
PENNYCROFT (ADDINGTON) ESTATE  
MANAGEMENT LIMITED**

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**Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Directors.

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' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Directors.

**Responsibilities of directors**

As explained more fully in the Statement of Directors' Responsibilities set out on page two, 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 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.

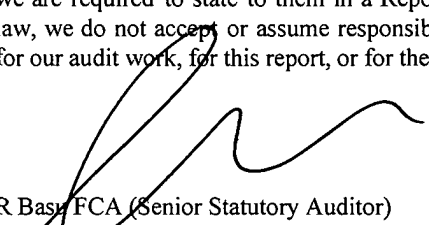
**Auditors' responsibilities for the audit of the financial statements**

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 a Report of the Auditors 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

**Use of our 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 a Report of the Auditors 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.



R Bash FCA (Senior Statutory Auditor)  
for and on behalf of Kings Mill Partnership  
Chartered Accountants and Statutory Auditors  
75 Park Lane  
Croydon  
Surrey  
CR9 1XS

16 August 2019

**PENNYCROFT (ADDINGTON) ESTATE  
MANAGEMENT LIMITED**

**INCOME STATEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Notes	2018 £	2017 £
<b>TURNOVER</b>		62,592	57,190
Administrative expenses		44,995	61,264
		<u>17,597</u>	<u>(4,074)</u>
Other operating income		-	141
<b>OPERATING PROFIT/(LOSS)</b>		<u>17,597</u>	<u>(3,933)</u>
Interest receivable and similar income		549	1,161
<b>PROFIT/(LOSS) BEFORE TAXATION</b>		<u>18,146</u>	<u>(2,772)</u>
Tax on profit/(loss)		108	232
<b>PROFIT/(LOSS) FOR THE FINANCIAL YEAR</b>		<u><u>18,038</u></u>	<u><u>(3,004)</u></u>

The notes form part of these financial statements

**PENNYCROFT (ADDINGTON) ESTATE  
MANAGEMENT LIMITED (REGISTERED NUMBER: 01252728)**

**STATEMENT OF FINANCIAL POSITION  
31 DECEMBER 2018**

	Notes	2018 £	2017 £
<b>CURRENT ASSETS</b>			
Debtors	5	8,426	2,306
Cash at bank and in hand		244,067	232,824
		252,493	235,130
<b>CREDITORS</b>			
Amounts falling due within one year	6	5,342	6,017
<b>NET CURRENT ASSETS</b>		247,151	229,113
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		247,151	229,113
<b>CAPITAL AND RESERVES</b>			
Called up share capital		2	2
Maintenance reserve		110,475	110,475
Retained earnings		136,674	118,636
<b>SHAREHOLDERS' FUNDS</b>		247,151	229,113

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 16 August 2019 and were signed on its behalf by:



J R Spring - Director

The notes form part of these financial statements



**PENNYCROFT (ADDINGTON) ESTATE  
MANAGEMENT LIMITED**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Called up share capital £	Retained earnings £	Maintenance reserve £	Total equity £
<b>Balance at 1 January 2017</b>	2	121,640	110,475	232,117
<b>Changes in equity</b>				
Total comprehensive income	-	(3,004)	-	(3,004)
<b>Balance at 31 December 2017</b>	2	118,636	110,475	229,113
<b>Changes in equity</b>				
Total comprehensive income	-	18,038	-	18,038
<b>Balance at 31 December 2018</b>	2	136,674	110,475	247,151

The notes form part of these financial statements

**PENNYCROFT (ADDINGTON) ESTATE  
MANAGEMENT LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2018**

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**1. STATUTORY INFORMATION**

Pennycroft (Addington) Estate Management Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Turnover**

The company's turnover consists of service charge income receivable from annual maintenance and insurance charges levied upon the ploholders.

**3. BUILDING INSURANCE**

The property is insured with Aviva Insurance Limited.

The policy number is PM516021CHC and the sum insured at 24th March 2019 was £10,023,869..

**4. SUMMARY OF COSTS**

As required by section 21(5) Landlord and Tenant Act 1985 as amended by schedule 2 of Landlord and Tenant Act 1987:

	2018
Demands for payment were received and paid by the landlord within the year to the value of:	44,691
Demands for payment were received but remained unpaid by the landlord at the year end to the value of:	-
No demands for payment were received by the landlord by the year end but provision was made to the value of:	2,974
	<u>47,664</u>

**PENNYCROFT (ADDINGTON) ESTATE  
MANAGEMENT LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2018**

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**5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2018	2017
	£	£
Trade debtors	5,444	1,510
Other debtors	2,704	-
Prepayments	278	796
	<u>8,426</u>	<u>2,306</u>

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2018	2017
	£	£
Trade creditors	-	440
Income tax	108	951
Other creditors	2,261	-
Accruals and deferred income	2,973	4,626
	<u>5,342</u>	<u>6,017</u>

**PENNYCROFT (ADDINGTON) ESTATE  
MANAGEMENT LIMITED**

**DETAILED PROFIT AND LOSS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2018**

	2018		2017	
	£	£	£	£
<b>Turnover</b>				
Standard fees/maintenance	49,500		44,550	
Insurance contributions	13,092		12,640	
	<u>          </u>	62,592	<u>          </u>	57,190
 <b>Other income</b>				
Sundry income	-		141	
Bank interest receivable	549		1,161	
	<u>          </u>	549	<u>          </u>	1,302
		63,141		58,492
 <b>Expenditure</b>				
Upkeep of amenity areas	5,370		5,280	
Stationery and postage	-		601	
Maintenance repairs and renewals	6,819		14,190	
Lighting (repairs and renewals)	468		18,360	
Water rates	1,217		348	
Cleaning	2,760		2,760	
Electricity	2,892		2,345	
Insurance	13,673		12,717	
Sundry expenses	1,826		21	
Management fees	7,875		2,625	
Audit fee	2,064		2,004	
	<u>          </u>	44,964	<u>          </u>	61,251
		18,177		(2,759)
 <b>Finance costs</b>				
Bank charges		31		13
		<u>          </u>		<u>          </u>
<b>NET PROFIT/(LOSS)</b>		<u>18,146</u>		<u>(2,772)</u>

This page does not form part of the statutory financial statements