

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED

REPORT AND ACCOUNTS

For the Year to 31 December 2002

Company Number: 1274809

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED

A Company Limited by Shares

Directors' Report and Information for the Year to 31 December 2002

Registered Number in England: 1274809

Directors:	Mr R S Awoyomi	Mr P J Keville
	Mr D G Brandon	Mr S Lundy
	Mrs L J Brinkworth	Miss E Miller
	Mr S Bradford (appointed 2.10.02)	Mr L Peters
	Miss J Burges (appointed 19.4.02)	Mrs D E Reynolds (resigned 26.6.02)
	Mrs C M Dennis (resigned 21.2.02)	Mr J J Reynolds (appointed 26.6.02)
	Mr H J Gaskill	Mrs C M Roberts
	Mr C D Gee	Mr K D Shaw
	Mr D J R Hamlett	Mr R J Sillence
	Mr P G Harwood	Mr R A Smith
	Miss D M G Hillman	Mr L S Thomas
	Mr W A Holmes	Miss J Walker
	Mr N D Ivory	Mr P F T Webb
	Mr P L Jelliss	Miss K E Whittaker
	Mr C Jones	

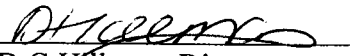
Secretary: Mr P M Perry

Registered Office: Westcross House
73 Midford Road
BATH
BA2 5RT

Managing Agents: West of England Estate Management Company Ltd
Westcross House
73 Midford Road
BATH BA2 5RT

Report of the Directors:

The Directors present their annual report with the unaudited accounts of the company for the year ended 31 December 2002. The Company is dormant and has not traded during the year.


D G Hillman, Director

Dated: 15/08/03

CHARMINSTER CLOSE RESIDENTS COMPANY LIMITED

A Company Limited by Shares

Directors' Report and Information for the Year to 31 December 2002

Registered Number in England: 1274809

Profit and Loss Account for the year ended 31 December 2002

The Company has not traded during the year or the preceding financial year. During these years, the Company received no income and incurred no expenditure and therefore made neither profit nor loss.

Balance Sheet as at 31 December 2002

	2002	2001
	£	£
DEBTORS	<u>30</u>	<u>30</u>
CAPITAL AND RESERVES		
Called up share capital (See Note 1)	<u>30</u>	<u>30</u>
SHAREHOLDERS' FUNDS	<u>30</u>	<u>30</u>

For the financial year ended 31 December 2002, the Company was entitled to exemption from audit under section 249AA(1) Companies Act 1985 (as a dormant company); and members have not required the Company to obtain an audit of its accounts under section 249B(2). The Directors acknowledge their responsibilities for ensuring that the Company keeps accounting records which comply with the section 221 and preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of the year and of its profit or loss for the financial year in accordance with the requirements of section 226 and which otherwise comply with the requirements of the Companies Act 1985, so far as applicable to the Company.

Signed on behalf of the Board of directors by:


D.G. Hillman, Director

Date: 15/08/03

Note 1

Called-up Share Capital

Authorized

30 ordinary shares of £1 each

2002 2001

30 30

Allotted, called up and fully paid

30 ordinary shares of £1 each

30 30

REVENUE ACCOUNT FOR THE YEAR ENDED 31ST DECEMBER 2002
FOR THE LESSEES OF: Charminster Close, Swindon

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M119	£	£ VAT	£
INCOME			
Charges collected			10,800.00
Bank Interest Received (net after taxation)			25.07
			<u>10,825.07</u>
EXPENDITURE			
Ground Rent	1,950.00		
Insurance	2225.53		
Electricity	268.17	13.33	
Cleaning	367.73		
Gardening	2861.63	500.85	
Repairs & Maintenance	1,795.00	302.81	
Miscellaneous	21.00		
Total Direct Expense	<u>9,489.06</u>	<u>816.99</u>	
Accountancy	154.50	27.04	
Management Charge	<u>2,000.00</u>	<u>350.00</u>	
	11,643.56	1,194.03	<u>12,837.59</u>
SURPLUS/(DEFICIT) FOR YEAR			<u><u>(2,012.52)</u></u>

Statement produced by:
West of England Estate Management Company Ltd,
Westcross House, 73 Midford Road,
BATH BA2 5RT

Agents for the Lessor: Charminster Close Residents Co Ltd

NOTES ACCOMPANYING REVENUE ACCOUNT

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31st December 2002

Ref: M119

Address: Charminster Close, Swindon

INSURANCE*Royal & Sun Alliance*

Jun-02 Buildings Insurance 30/6/02 to 29/6/03

2,225.53**ELECTRICITY***Southern Electric*

Feb-02

75.84

3.76

May-02

56.92

2.84

Aug-02

69.32

3.45

Nov-02

66.09

3.28

268.1713.33**CLEANING***C Brown*

Jan-02

20.00

Feb-02

23.54

Mar-02

20.00

Apr-02

20.00

May-02

20.00

Jun-02

20.00

Jul-02

20.00

Aug-02

20.00

Sep-02

20.00

Oct-02

20.00

Nov-02

20.00

Dec-02

20.00

P Webb - bin cleaning

Jan-02

10.00

Feb/Mar/Apr 02

33.29

May/Jun/July 02

30.90

Aug/Sep/Oct 02

30.00

Nov/Dec 02

(creditor) 20.00

367.73**GARDENING***M.B.D. Landscaping Services*

Apr-02

125.95

22.05

May-02

125.95

22.05

Jun-02

125.95

22.05

Jul-02

125.95

22.05

Aug-02 Cutting back hedges, clearing car parks, seeding previous shrub areas

1,854.03

324.45

Aug-02

125.95

22.05

Sep-01

125.95

22.05

Nov-02

125.95

22.05

Dec-02

125.95

22.05

2,861.63500.85

MISCELLANEOUS*Nythe Community Centre*

May-02	Room hire for meeting	6.00	
Jun-01	Companies House annual return fee	<u>15.00</u>	
		<u>21.00</u>	

REPAIRS & MAINTENANCE*R Powers Ltd*

Jan-02	Replace lintel over side window	375.00	65.62
Jan-02	Annual roof, accessible gutter & drains clean, re-decorate duct cover cover panel to cover graffiti, replace adjacent light fitting	414.00	72.45
Feb-02	2 x new fan cowls to main roof & ladder hire	115.00	20.13
Mar-02	Install new vac switch to stair lighting	68.00	11.90
Aug-02	Replace 8 x duct cowls to roof & replace slate	290.00	50.75
Sep-02	Re-fix & adjust door closer & re-fix bottom of door frame & ease door	50.00	8.75
Oct-02	Repair light fitting	35.00	6.13
Oct-02	Fix up 'No Parking' sign	37.00	6.48
	Insurance excess 1038	50.00	

Peter Long & Partners

Mar-02	Professional services	75.00	13.12
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Ken Hutton Associates

May-02	Site risk assessment	190.00	30.68
Nov-02	Supply of di-bond aluminium 'No Parking' sign	96.00	16.80
		<u>1,795.00</u>	<u>302.81</u>

BALANCE SHEET FOR THE LESSEES OF 9 CHARMINSTER CLOSE

31st December 2002

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Ref: M119**Address:** Charminster Close, Swindon**CURRENT ASSETS**

Prepayments (note 1)	0.00	
Cash at Bank	7,456.42	
Owing by Lessees	<u>570.00</u>	8,026.42

CURRENT LIABILITIES

Creditors (note 2)	1,581.59	
	<u>6,444.83</u>	

Represented by:-

LESSEES FUNDS

Share Capital	30.00	
Reserve Fund (note 3)	6,414.83	
	<u>6,444.83</u>	

**NOTES ACCOMPANYING THE BALANCE SHEET
FOR THE YEAR ENDED :- 31st December 2002**

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Ref: M119

Address: Charminster Close, Swindon

Notice is given under Section 48 of the Landlord & Tenant Act 1987 that the address at which Notices (including Notices in proceedings) may be served on the Landlord by you is:-

THE WEST OF ENGLAND ESTATE MANAGEMENT CO LTD
Westcross House, 73 Midford Road, Bath BA2 5RT

Acting as agents for the Lessor:-
Charminster Close Residents Co Ltd

1) Prepayments

	£0.00
0.00	£0.00

2) Creditors

Included in the accounts.

	Cost	VAT	Gross
P Webb	20.00		£20.00
Royal & Sun Alliance	631.30		£631.30
Weemco	793.97	136.32	£930.29
Totals	1445.27	136.32	£1,581.59

3) Reserve Fund Statement

Reserve at 1/1/02	8427.35
Surplus/(Deficit) for year	(2,012.52)
	<u>6,414.83</u>