

## College Court (St Annes) Limited

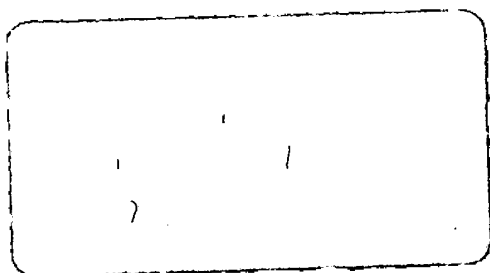
Directors' report and  
financial statements

Registered number 04614304

Year ended 31 December 2019



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**College Court (St Annes) Limited**

**General Information**

**Directors**                      YT Low  
   A Dickinson

**Secretary**                      Mr P Elvy

**Registered Office**            336 Talbot Road, Blackpool, FY1 3QU

**Auditors**                      Beever and Struthers  
   Chartered Accountants and Statutory Auditor  
   St George's House  
   215-219 Chester Road  
   Manchester  
   M15 4JE

**Bankers**    The Royal Bank of Scotland  
   36 St Andrews Square  
   Edinburgh  
   H2 2YB

Santander UK Plc  
2 Triton Square  
Regent's Place  
London  
LW1 3AN

## **Directors' Report**

### **Year ended 31 December 2019**

The directors present their annual report and the audited financial statements for the year ended 31 December 2019.

### **Principal Activities**

College Court (St Annes) Limited's principal activity is that of an owner managed flat management company for service charges and ground rent.

### **Directors and Directors' Interests**

The directors who held office during the year were as follows:

YT Low  
A Dickinson

None of the directors had a beneficial interest in the shares of the Company.

### **Statement of Directors' Responsibilities**

The directors are responsible for preparing the report and the financial statements in accordance with FRS 102 1A and with reference to the exemptions under section 1A and 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 (Financial Reporting Standard 102 and applicable law). Under company law the directors must not approve the accounts 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:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

**Directors' Report (Continued)**  
**Year ended 31 December 2019**

The directors are responsible for keeping proper 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.

**Disclosure of information to auditors**

Each person who was a director at the time this report was approved confirms that:

- so far as he or she is aware, there is no relevant audit information of which the company's auditor is unaware; and
- he or she has taken all the steps that he ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

*This report was approved by the board and has been prepared in accordance with the small companies exemptions in part 15 of the Companies Act 2006*

By order of the Board

**A Dickinson**

**Director**



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**Date: 11-Feb-2021**

## **Independent Auditor's Report to the Members of College Court (St Annes) Limited**

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### **Opinion**

We have audited the financial statements of College Court (St Annes) Limited "the company" for the year ended 31 December 2019 which comprise the specific titles as used in these accounts Statement of Comprehensive Income and Retained Earnings, the Statement of Financial Position 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 FRS 102 Section 1A "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 2019 and of its (Loss)/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 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 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 to you 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.

## **Independent Auditor's Report to the Members of College Court (St Annes) Limited (continued)**

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### **Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. 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 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.

### **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 directors' report.

We have nothing to report in respect of the following matters in relation to which 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

## **Independent Auditor's Report to the Members of College Court (St Annes) Limited (continued)**

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- the directors were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

### **Responsibilities of directors**

As explained more fully in the Directors' Responsibilities Statement set out on page 2 and 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 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 web-site at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.



**Independent Auditor's Report to the Members of College Court (St Annes) Limited  
(continued)**

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**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 an auditor's 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.

*Beever and Struthers*

Sue Hutchinson FCCA (Senior Statutory Auditor)  
For and on behalf of  
BEEVER AND STRUTHERS  
Statutory Auditor  
St George's House  
215/219 Chester Road  
Manchester  
M15 4JE

Date: 18/02/2021

**Statement of Comprehensive Income and Retained Earnings  
for the year ended 31 December 2019**

|  | <i>Note</i> | <b>2019<br/>£</b> | <b>2018<br/>£</b> |
|--|-------------|-------------------|-------------------|
| Turnover   | 2           | 36,953            | 28,408            |
| Cost of sales  |             | <u>(37,061)</u>   | <u>(28,532)</u>   |
| Gross (Loss)/Profit                                  |             | (108)             | (124)             |
| Operating (Loss)/Profit                              |             | <u>(108)</u>      | <u>(124)</u>      |
| Interest receivable                                  | 3           | 108               | 124               |
| (Loss)/profit on ordinary activities before taxation |             | <u>-</u>          | <u>-</u>          |
| Tax on profit on ordinary activities                 | 5           | -                 | -                 |
| (Loss)/profit after taxation for the financial year  |             | <u>-</u>          | <u>-</u>          |
| Retained Earnings at 31 December 2018                |             | -                 | -                 |
| Retained Earnings at 31 December 2019                |             | <u>-</u>          | <u>-</u>          |

**Statement of Financial Position**  
**As at 31 December 2019**

|  | <i>Note</i> | <b>2019</b><br><b>£</b> | <b>2018</b><br><b>£</b> |
|--|-------------|-------------------------|-------------------------|
| <b>Current assets</b>  |             |                         |                         |
| Debtors  | 6           | 51,603                  | 48,478                  |
| <b>Creditors: amounts falling due within one year</b>          | 7           | <b><u>(6,521)</u></b>   | <b><u>(3,906)</u></b>   |
| <b>Net current assets</b>                                      |             | <b><u>45,082</u></b>    | <b><u>44,572</u></b>    |
| <b>Total assets less current liabilities</b>                   |             | <b>45,082</b>           | <b>44,572</b>           |
| <b>Creditors: amounts falling due after more than one year</b> | 8           | <b><u>(45,062)</u></b>  | <b><u>(44,552)</u></b>  |
|  |             | <b><u>20</u></b>        | <b><u>20</u></b>        |
| <b>Capital and reserves</b>                                    | 9           |                         |                         |
| Called up share capital  |             | 20                      | 20                      |
| Shareholders' funds  |             | <b><u>20</u></b>        | <b><u>20</u></b>        |

These accounts 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.

These financial statements were approved and authorised for issue by the Board of directors on 11<sup>th</sup> February 2021 and were signed on its behalf by:

**A Dickinson**

**Director**



Company registration number: 04614304

## **Notes to the Accounts 31 December 2019**

### **Legal Status**

College Court (St Annes) Limited is incorporated in a private company limited by share capital, registered in England and Wales under the Companies Act 2006. The registered office is 336 Talbot Road, Blackpool, Lancashire, FY1 3QU.

### **1. Accounting policies**

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Company's financial statements.

#### **Basis of preparation**

The financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102 Section 1A smaller entities 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS 102') and the Companies Act 2006.

#### **Debtors**

Debtors with no stated interest rate and receivable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the income statement in other operating expenses.

#### **Creditors**

Creditors with no stated interest rate and payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the income and expenditure account in other operating expenses.

#### **Creditors greater than one year**

Any surplus/(deficit) balance in the income and expenditure reserve at the end of the financial year is carried forward and utilised or recovered in the following year. The balance held in the designated reserve is amounts collected from leaseholders for major repairs and any interest received is included in creditors.

#### **Turnover**

All turnover relates to property management services in the United Kingdom. All turnover relates to continuing activities.

### **2. Turnover and Revenue Recognition**

The turnover shown in the Statement of Income and Retained Earnings represents amounts invoiced during the year. It relates to service charges recoverable in respect of communal expenditure in the ordinary course of business, including contributions to the sinking fund for more significant communal maintenance.

**Notes to the accounts 31 December 2019** *(continued)***3. Bank Interest**

| 2019       | 2018       |
|------------|------------|
| £          | £          |
| <u>108</u> | <u>124</u> |
| <u>108</u> | <u>124</u> |

**4. Staff Costs**

No staff is employed by the company.

**5. Taxation**

The company falls outside the scope of corporation tax by virtue of its 'trusts' status in the collection of service charges for tenants under the terms of the lease.

**6. Debtors**

|                                      | 2019          | 2018          |
|--------------------------------------|---------------|---------------|
|                                      | £             | £             |
| Trade Debtors                        | 4,555         | 1,646         |
| Other Debtors                        | -             | 1,087         |
| Prepayments and accrued income       | 9,983         | 6,782         |
| Funds held on behalf of Leaseholders | <u>37,065</u> | <u>38,963</u> |
|                                      | <u>51,603</u> | <u>48,478</u> |

**7. Creditors: amounts falling due within one year**

|                              | 2019         |   | 2018         |
|------------------------------|--------------|---|--------------|
|                              | £            |   | £            |
| Other creditors              | 426          |   | 768          |
| Accruals and deferred income | 6095         |   | 3,138        |
|                              | <u>6,521</u> | 1 | <u>3,906</u> |

**Notes to the accounts 31 December 2019** *(continued)***8. Creditors: Amounts falling due after more than one year****Reserves**

|                                | Income &<br>expenditure<br>reserve | Designated<br>Reserve – Major<br>Repairs | Total         |
|--------------------------------|------------------------------------|--|---------------|
|                                | £                                  | £  | £             |
| Balance at 1<br>January 2019   | 476                                | 44,076                                   | 44,552        |
| Surplus/(Deficit)<br>in year   | 6,295                              | 108                                      | 6,403         |
| Transfer to<br>Reserves        | -                                  | 7,241                                    | 7,241         |
| Major Works                    | -                                  | (13,134)                                 | (13,134)      |
| Balance at 31<br>December 2019 | <b>6,771</b>                       | <b>38,291</b>                            | <b>45,062</b> |

The designated reserves are maintained to cover the costs of future repairs and maintenance requirements.

Any surplus/(deficit) balance in the income and expenditure reserve at the end of the financial year is carried forward and utilised or recovered in the following year.

**9. Share Capital**

|                                    | 2019      | 2018      |
|------------------------------------|-----------|-----------|
|                                    | £         | £         |
| Allotted, called up and fully paid |           |           |
| Share Capital                      | <b>20</b> | <b>20</b> |

**10. Contingent liabilities**

There were no contingent liabilities at the balance sheet date.

**11. Related party disclosures and ultimate holding company**

The directors of the company are also leaseholders and pay service charges on normal terms with all other leaseholders. At the balance sheet date the directors arrears were Nil (2018:Nil).

No other transactions have been undertaken in the period that would require disclosure under FRS102 Section 1A.