

**QUEENSWOOD GARDENS LIMITED**  
**REPORT OF THE DIRECTORS AND**  
**AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021

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**QUEENSWOOD GARDENS LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 MARCH 2021**

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**DIRECTORS:** E K Griffith  
R J Haswell  
G L Kerridge  
P A Thurman  
D Kelly  
J Xiao-Ou Huang

**SECRETARY:** E K Griffith

**REGISTERED OFFICE:** 62 Crown Street  
Brentwood  
Essex  
CM14 4BJ

**REGISTERED NUMBER:** 04473572 (England and Wales)

**SENIOR STATUTORY AUDITOR:** Lee Daley ACA FCCA

**AUDITORS:** THP Limited  
Chartered Accountants  
and Statutory Auditors  
Turnbull House  
226 Mulgrave Road  
Cheam  
Sutton  
Surrey  
SM2 6JT

**REPORT OF THE DIRECTORS  
FOR THE YEAR ENDED 31 MARCH 2021**

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The directors present their report with the financial statements of the company for the year ended 31 March 2021.

**PRINCIPAL ACTIVITY**

The principal activity of the company in the year under review was that of holding the freehold title of Queenswood Gardens, Wanstead, London, E11 on behalf of the lessees.

**REVIEW OF BUSINESS**

**Background**

The company was incorporated on 29 June 2002 for the purpose of acquiring the freehold title of the blocks of flats named Queenswood Gardens at Wanstead, London, E11.

The freehold title was acquired on 29 March 2004 jointly by 116 lessees. They represent the Founder shareholders and were each granted 999 year leases. The remaining 42 lessees can apply to extend their current leases for a further 90 years and become Ordinary shareholders.

**Management**

The Board is conscious of its duty to ensure that the company has sufficient funds to meet its running costs. The only regular income is that from ground rents on unextended leases which are, in themselves, unable to cover annual costs. Lease premiums received through the granting of lease extensions are partially retained, after taxation and repayment of the Founder shareholders' loans, in the company's reserve to cover expenses.

**Results for the year**

During the year under review, one further top-up lease extension was granted. By the balance sheet date, 28 lease extensions had been granted in total and 25 Ordinary shares had been issued; 3 lessee's still have to complete the correct paperwork necessary for an Ordinary share to be issued. 14 leaseholders have not yet applied for or been granted a lease extension.

The Board made no further repayments in respect of the Founder shareholders' loans and as at 31 March 2021, there remained loan balances of £3,766.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 April 2020 to the date of this report.

E K Griffith  
R J Haswell  
G L Kerridge  
P A Thurman  
D Kelly

Other changes in directors holding office are as follows:

B Tidd-Cooper - resigned 21 December 2020  
J Xiao-Ou Huang - appointed 18 March 2021

D J Davies ceased to be a director after 31 March 2021 but prior to the date of this report.

**CORONAVIRUS**

The impact of the Coronavirus (COVID-19) pandemic is considered and set out within the accounting policies.

The directors have assessed the impact with regards to the company and its ability to continue as a going concern.

The company did not qualify for any of the Government support packages made available in 2020 or 2021 and given the size and nature of its operations the directors believe that the company has more than sufficient liquid assets to continue to trade.

**REPORT OF THE DIRECTORS  
FOR THE YEAR ENDED 31 MARCH 2021**

**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). 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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 or she 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 auditors are aware of that information.

**AUDITORS**

The auditors, THP Limited, 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.

**BY ORDER OF THE BOARD:**

  
.....  
E K Griffith - Secretary

Date: 17 December 2021

### **Opinion**

We have audited the financial statements of Queenswood Gardens Limited (the 'company') for the year ended 31 March 2021 which comprise the Income Statement, Balance Sheet, 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 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 March 2021 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**

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

### **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 this gives rise to a material misstatement in the financial statements themselves. 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.

### **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 three, 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

#### **The extent to which the audit was considered capable of detecting irregularities including fraud**

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the sector in which the company operates;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company, including the Companies Act 2006, taxation legislation and data protection, anti-bribery, employment, environmental, and landlord and tenant legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- reviewed journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC and any other relevant regulators as required.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
QUEENSWOOD GARDENS LIMITED**

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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 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.

Lee Daley ACA FCCA (Senior Statutory Auditor)  
for and on behalf of THP Limited  
Chartered Accountants  
and Statutory Auditors  
Turnbull House  
226 Mulgrave Road  
Cheam  
Sutton  
Surrey  
SM2 6JT

Date: .....



**INCOME STATEMENT  
FOR THE YEAR ENDED 31 MARCH 2021**

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	2021 £	2020 £
<b>TURNOVER</b>	<b>939</b>	941
Administrative expenses	<u>5,166</u>	<u>3,170</u>
	<b>(4,227)</b>	<b>(2,229)</b>
Other operating income	<u>54,917</u>	<u>38,213</u>
<b>OPERATING PROFIT and PROFIT BEFORE TAXATION</b>	<b>50,690</b>	35,984
Tax on profit	<u>9,140</u>	<u>6,837</u>
<b>PROFIT FOR THE FINANCIAL YEAR</b>	<u><b>41,550</b></u>	<u>29,147</u>

The notes form part of these financial statements

**BALANCE SHEET**  
**31 MARCH 2021**

	Notes	2021		2020	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	4		<b>72,530</b>		77,711
<b>CURRENT ASSETS</b>					
Debtors	5	<b>2,845</b>		2,285	
Cash at bank		<b>458,067</b>		406,493	
		<b>460,912</b>		408,778	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<b>21,644</b>		16,243	
<b>NET CURRENT ASSETS</b>			<b>439,268</b>		392,535
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>511,798</b>		470,246
<b>CAPITAL AND RESERVES</b>					
Called up share capital	7		<b>141</b>		139
Retained earnings			<b>511,657</b>		470,107
<b>SHAREHOLDERS' FUNDS</b>			<b>511,798</b>		470,246

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Directors and authorised for issue on ..... and were signed on its behalf by:

  
.....  
E K Griffith - Director

  
.....  
R J Haswell - Director

The notes form part of these financial statements

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 MARCH 2021**

	<b>Called up share capital £</b>	<b>Retained earnings £</b>	<b>Total equity £</b>
<b>Balance at 1 April 2019</b>	139	442,960	443,099
<b>Changes in equity</b>			
Dividends	-	(2,000)	(2,000)
Total comprehensive income	-	29,147	29,147
<b>Balance at 31 March 2020</b>	<u>139</u>	<u>470,107</u>	<u>470,246</u>
<b>Changes in equity</b>			
Issue of share capital	2	-	2
Total comprehensive income	-	41,550	41,550
<b>Balance at 31 March 2021</b>	<u><u>141</u></u>	<u><u>511,657</u></u>	<u><u>511,798</u></u>

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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1. **STATUTORY INFORMATION**

Queenswood Gardens 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.

**Going concern**

The financial statements are prepared on the going concern basis, which assumes the ability of the company to continue its activities for the foreseeable future, being a period of not less than twelve months from the approval of these accounts.

**Coronavirus (COVID-19)**

There remains considerable uncertainty as to the size, nature and duration of the impact that will result from the global Coronavirus pandemic and the national response thereto. The directors have considered the information available and have reasonable expectation that there will be minimal impact on the company's operational activities.

The directors have considered all the information available to them and are satisfied that the going concern basis continues to be appropriate for the preparation of the annual financial statements.

**Revenue recognition**

Revenue is measured at the fair value of the consideration received or receivable and represents ground rents receivable during the year in respect of the property.

Revenue is recognised in the accounting period in which the services were rendered and represents ground rent receivable in the year from lessees who have yet to extend their leases.

**Tangible fixed assets**

The Board of Directors believe that the majority of the title belongs to land which would not ordinarily be depreciated.

When lease extensions are granted, the corresponding proportion of the cost is shown as partial disposal based on the assumption that the Freehold title will reduce to £nil after all the lessees in the building are granted lease extensions with a minimum period of 189 years starting from 1971.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees was Nil (2020: Nil). The directors do not consider themselves as paid employees.

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2021

<b>4. TANGIBLE FIXED ASSETS</b>			<b>Freehold land £</b>
<b>COST</b>			
	At 1 April 2020		<b>77,711</b>
	Disposals		<b>(5,181)</b>
	At 31 March 2021		<b>72,530</b>
<b>NET BOOK VALUE</b>			
	At 31 March 2021		<b>72,530</b>
	At 31 March 2020		<b>77,711</b>
<b>5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>			
		<b>2021</b>	2020
		<b>£</b>	<b>£</b>
	Ground rent charges in arrears	<b>2,266</b>	1,758
	Prepaid expenses	<b>579</b>	527
		<b>2,845</b>	2,285
<b>6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>			
		<b>2021</b>	2020
		<b>£</b>	<b>£</b>
	Ground rent paid in advance	<b>294</b>	294
	Corporation tax	<b>9,140</b>	6,837
	Other creditors	<b>2,130</b>	1,483
	Shareholders' loans	<b>3,766</b>	3,766
	Accruals and deferred income	<b>6,314</b>	3,863
		<b>21,644</b>	16,243
<b>7. CALLED UP SHARE CAPITAL</b>			
Allotted, issued and fully paid:			
Number:	Class:	Nominal value:	
			<b>2021</b>
			<b>£</b>
25	Ordinary	£1	<b>25</b>
116	Founder	£1	<b>116</b>
			<b>141</b>
			<b>2020</b>
			<b>£</b>
			23
			116
			139

2 Ordinary shares of £1 each were allotted and fully paid for cash at par during the year.

Founder Shares have the right to vote at any general meeting and to participate in the distribution of dividends, Ordinary shareholders have no right to vote at any general meeting nor participate in the distribution of dividends.

**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 MARCH 2021**

	2021		2020	
	£	£	£	£
<b>Income</b>				
Ground rent receivable	589		766	
Income from residents	350		175	
Profit on partial disposal of freehold title	<u>54,917</u>		<u>38,213</u>	
		<b>55,856</b>		<b>39,154</b>
<b>Expenditure</b>				
Insurance	596		591	
Companies House and other costs	-		36	
Auditors' remuneration	2,490		2,460	
Ex gratia retirement contribution	2,000		-	
Bank charges	<u>80</u>		<u>83</u>	
		<b>5,166</b>		<b>3,170</b>
<b>EXCESS OF INCOME OVER EXPENDITURE</b>		<b><u>50,690</u></b>		<b><u>35,984</u></b>