

EATON MANSIONS (WESTMINSTER) LIMITED
(A company limited by guarantee)

ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 24 JUNE 2016



EATON MANSIONS (WESTMINSTER) LIMITED
(A company limited by guarantee)

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EATON MANSIONS (WESTMINSTER) LIMITED
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**INDEPENDENT AUDITORS' REPORT TO EATON MANSIONS (WESTMINSTER) LIMITED
UNDER SECTION 449 OF THE COMPANIES ACT 2006**

We have examined the abbreviated accounts set out on pages 2 to 5, together with the financial statements of Eaton Mansions (Westminster) Limited for the year ended 24 June 2016 prepared under section 396 of the Companies Act 2006.

This report is made solely to the company in accordance with section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special Auditors' 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, for our work, for this report, or for the opinions we have formed.

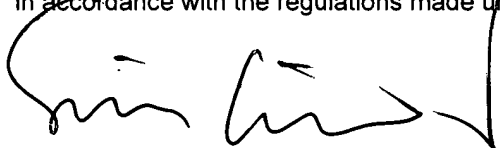
RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

The directors are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts are properly prepared.

OPINION ON FINANCIAL STATEMENTS

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated accounts on pages 2 to 5 have been properly prepared in accordance with the regulations made under that section.



David Pumfrey FCA (Senior statutory auditor)

for and on behalf of
Simmons Gainsford LLP

Chartered Accountants
Statutory Auditors

7-10 Chandos Street
London

W1G 9DQ

Date: 20 April 2017

EATON MANSIONS (WESTMINSTER) LIMITED
(A company limited by guarantee)
REGISTERED NUMBER: 01364776

ABBREVIATED BALANCE SHEET
AS AT 24 JUNE 2016

	Note	£	2016 £	£	2015 £
FIXED ASSETS					
Tangible assets	2		3,500,000		3,500,000
CURRENT ASSETS					
Debtors		53,745		57,111	
Cash at bank		43,093		78,038	
		<u>96,838</u>		<u>135,149</u>	
CREDITORS: amounts falling due within one year		<u>(57,030)</u>		<u>(127,141)</u>	
NET CURRENT ASSETS			<u>39,808</u>		<u>8,008</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u><u>3,539,808</u></u>		<u><u>3,508,008</u></u>
CAPITAL AND RESERVES					
Revaluation reserve			3,473,223		3,473,223
Capital redemption reserve			138,478		138,478
Profit and loss account			(71,893)		(103,693)
			<u><u>3,539,808</u></u>		<u><u>3,508,008</u></u>

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf on *20 April 2017*.

F. Rothbarth

F. R. Rothbarth
Director

The notes on pages 3 to 5 form part of these financial statements.

EATON MANSIONS (WESTMINSTER) LIMITED
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**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 24 JUNE 2016**

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention as modified by the revaluation of long-term leasehold property and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

1.2 Turnover

Turnover represents property income comprising revenue recognised by the company in respect of rents receivable for the period.

1.3 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

L/Term Leasehold Property	-	not depreciated
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1.4 Investment properties

Investment properties are included in the Balance sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015) and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the directors, necessary in order to give a true and fair view of the financial position of the company.

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**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 24 JUNE 2016**

2. TANGIBLE FIXED ASSETS

	£
Cost or valuation	
At 25 June 2015 and 24 June 2016	3,500,000
Depreciation	
At 25 June 2015 and 24 June 2016	-
Net book value	
At 24 June 2016	3,500,000
At 24 June 2015	3,500,000

The leasehold land and buildings comprises long leasehold property and is included in the financial statements on an open market, existing use basis as estimated by Smith Waters, Chartered Surveyors at 24 June 2010. In the opinion of the directors this is not materially different to the valuation at the Balance Sheet date. The surplus over the previous valuation has been transferred to a revaluation reserve.

On a historic cost basis, the carrying value of the property would be £26,777 (2015: £26,777).

Should the company's property be sold at the above valuation, a liability to corporation tax of approximately £682,250 (2015: £682,550) would arise. No provision has been made for any potential liability as no such sale was contemplated.

3. COMPANY STATUS

The company is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the company in the event of liquidation.

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**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 24 JUNE 2016**

4. TRANSACTIONS WITH DIRECTORS

The directors of the company are lessees of the property managed by the company and are required to pay ground rent contributions as follows:

	2016	2016	2015	2015
	Amounts	Amounts	Amounts	Amounts
	Demanded	Outstanding	Demanded	Outstanding
	£	£	£	£
V. Alvarez	1,562	-	1,562	-
G. Reyes	1,475	-	1,475	-
F R Rothbarth (appointed in year)	1,475	-	-	-
S Azam (appointed in year)	542	-	-	-

The amounts demanded from the directors shown above represent the amounts invoiced to them during the year. All transactions were carried out on an arms length basis and in the normal course of business.