

**Report of the Directors and  
Unaudited Financial Statements for the Year Ended 30 September 2025  
for  
LITTLE MEADOW CRANLEIGH LTD**

# **LITTLE MEADOW CRANLEIGH LTD**

## **Contents of the Financial Statements for the Year Ended 30 September 2025**

	<b>Page</b>
<b>Company Information</b>	1
<b>Report of the Directors</b>	2
<b>Income Statement</b>	3
<b>Balance Sheet</b>	4
<b>Notes to the Financial Statements</b>	5
<b>Certified Accountants' Report</b>	7
<b>Detailed Income and Expenditure Account</b>	8

**LITTLE MEADOW CRANLEIGH LTD**

**Company Information  
for the Year Ended 30 September 2025**

**DIRECTORS:**

P R Haines  
C D Harbour  
T A Scale  
M J Williams  
Mrs J C Williams  
Mrs T Underhill

**REGISTERED OFFICE:**

C/o A W Associates  
Regus, Building 2  
Guildford Business Park Road  
Guildford  
Surrey  
GU2 8XG

**REGISTERED NUMBER:**

11426781 (England and Wales)

**ACCOUNTANTS:**

A W Associates  
Regus, Building 2  
Guildford Business Park Road  
Guildford  
Surrey  
GU2 8XG

## **LITTLE MEADOW CRANLEIGH LTD**

### **Report of the Directors for the Year Ended 30 September 2025**

The directors present their report with the financial statements of the company for the year ended 30 September 2025.

#### **REVIEW OF BUSINESS**

1. At the last Annual General Meeting of the company on 26th November 2024, a Special Resolution was passed by Members to change the company's name from Little Meadows (Cranleigh) Management Company Limited to Little Meadow Cranleigh Ltd.
2. As advised in the 2024 accounts a claim was filed at Guildford County Court against Firstport and this was successful. As a result, a final settlement of £11,004 plus all the company's legal costs were paid by Firstport and these amounts are reflected in these accounts. The total amount received was £19,569. This settlement was in addition to a payment of £7,000 made by Firstport which was accounted for in the last financial year.
3. During the year remedial works costing £1,177 were carried out which were fully reimbursed by Bellway just after the financial year end. The amount reimbursed is reflected in these accounts.
4. The legal title to the estate is still in the process of being transferred from Bellway Homes Limited to the company. We are still awaiting further information from the lawyers acting for Bellway to comply with the property transfers to each resident. Currently it is not known when this information will be provided but the matter continues to be pursued.

#### **DIRECTORS**

The directors shown below have held office during the whole of the period from 1 October 2024 to the date of this report.

P R Haines  
C D Harbour  
T A Scale  
M J Williams

Other changes in directors holding office are as follows:

T C Carter - resigned 11 May 2025  
G A Jones - resigned 26 November 2024  
Mrs J C Williams - appointed 29 November 2024  
Mrs T Underhill - appointed 29 November 2024

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:**

.....  
C D Harbour - Director

Date: .....

**LITTLE MEADOW CRANLEIGH LTD**

**Income Statement  
for the Year Ended 30 September 2025**

	Notes	2025 £	2024 £
<b>TURNOVER</b>		<b>43,983</b>	42,442
Administrative expenses		<b>58,414</b>	26,646
		<hr/>	<hr/>
		<b>(14,431)</b>	15,796
Other operating income		<b>19,569</b>	7,000
<b>OPERATING SURPLUS</b>	4	<b>5,138</b>	22,796
Interest receivable and similar income		<b>418</b>	337
<b>SURPLUS BEFORE TAXATION</b>		<b>5,556</b>	23,133
Tax on surplus		<hr/>	<hr/>
<b>SURPLUS FOR THE FINANCIAL YEAR</b>		<b>5,556</b>	23,133
		<hr/>	<hr/>

The notes form part of these financial statements

**Balance Sheet  
30 September 2025**

	Notes	2025 £	2024 £
<b>CURRENT ASSETS</b>			
Debtors	5	<b>2,894</b>	1,690
Cash at bank		<b>40,544</b>	27,860
		<b>43,438</b>	29,550
<b>CREDITORS</b>			
Amounts falling due within one year	6	<b>14,749</b>	6,417
<b>NET CURRENT ASSETS</b>		<b>28,689</b>	23,133
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>28,689</b>	23,133
<b>RESERVES</b>			
Income and expenditure account	7	<b>28,689</b>	23,133
		<b>28,689</b>	23,133

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2025 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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:

.....  
C D Harbour - Director

The notes form part of these financial statements

## **LITTLE MEADOW CRANLEIGH LTD**

### **Notes to the Financial Statements for the Year Ended 30 September 2025**

#### **1. STATUTORY INFORMATION**

Little Meadow Cranleigh Ltd is a private company, limited by guarantee, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

#### **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**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

##### **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 during the year was NIL (2024 - NIL).

## LITTLE MEADOW CRANLEIGH LTD

### Notes to the Financial Statements - continued for the Year Ended 30 September 2025

#### 4. OPERATING SURPLUS

Repairs and maintenance expenditure consists of the following:

Drainage repairs £9,552  
Miscellaneous repairs £577  
Total £10,129

There were no repair costs this year for 13/15/17/19/21 Marjoram Avenue or for 47/49/51/53/55/57 Marjoram Avenue.

Other operating income consists of monies received from the former agents, Firstport Property Services No 10 Limited (formerly DJC Property Management Limited). The directors do not anticipate receiving further funds from them.

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

	2025	2024
	£	£
Other debtors	<u>2,894</u>	<u>1,690</u>

Debtors consist of prepayments plus a refund from Bellway received in October 2025 relating to repairs to the bridge.

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

	2025	2024
	£	£
Other creditors	<u>14,749</u>	<u>6,417</u>

Creditors consist of service charges received in advance and an accrual for ground works carried out before 30 September 2025..

#### 7. RESERVES

Reserves include the following separate funds:

The common land around the estate £27,189

The common parts of flats 13/15/17/19/21 Marjoram Avenue £750 (2024 -£836)

The common parts of flats 47/49/51/53/55/57 Marjoram Avenue £750 (2024 £0)

**Certified Accountants' Report to the Board of Directors  
on the Unaudited Financial Statements of  
Little Meadow Cranleigh Ltd**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Little Meadow Cranleigh Ltd for the year ended 30 September 2025 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at [accaglobal.com/rulebook](https://accaglobal.com/rulebook).

This report is made solely to the Board of Directors of Little Meadow Cranleigh Ltd, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Little Meadow Cranleigh Ltd and state those matters that we have agreed to state to the Board of Directors of Little Meadow Cranleigh Ltd, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at

<https://www.accaglobal.com/gb/en/technical-activities/technical-resources-search/2009/october/factsheet-163-audit-exempt-companies.html>.

To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Little Meadow Cranleigh Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Little Meadow Cranleigh Ltd. You consider that Little Meadow Cranleigh Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Little Meadow Cranleigh Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

A W Associates  
Regus, Building 2  
Guildford Business Park Road  
Guildford  
Surrey  
GU2 8XG

Date: .....

**LITTLE MEADOW CRANLEIGH LTD**

**Detailed Income and Expenditure Account  
for the Year Ended 30 September 2025**

	<b>2025</b>		<b>2024</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Turnover</b>				
Estate service charges	<b>42,483</b>		39,123	
Service charge in arrears paid	-		3,319	
Maintenance charges for block 13/15/17/19/21	<b>750</b>		-	
Maintenance charges for block 47/49/51/53/55/57	<b>750</b>		-	
	<hr/>	<hr/>	<hr/>	<hr/>
	<b>43,983</b>		42,442	
<b>Other income</b>				
Sundry receipts	<b>19,569</b>		7,000	
Deposit account interest	<b>418</b>		337	
	<hr/>	<hr/>	<hr/>	<hr/>
	<b>19,987</b>		7,337	
	<hr/>	<hr/>	<hr/>	<hr/>
	<b>63,970</b>		49,779	
<b>Expenditure</b>				
Insurance	<b>1,445</b>		521	
Gardening	<b>29,392</b>		10,136	
Post and stationery	<b>170</b>		425	
Management Fee	<b>9,375</b>		6,866	
Repairs and renewals	<b>10,129</b>		6,388	
Health & Safety assessments	<b>605</b>		535	
Sundry expenses	<b>3</b>		-	
Accountancy	<b>858</b>		648	
Legal fees	<b>6,437</b>		1,127	
	<hr/>	<hr/>	<hr/>	<hr/>
	<b>58,414</b>		26,646	
<b>NET SURPLUS</b>	<b>5,556</b>		<b>23,133</b>	
	<hr/>	<hr/>	<hr/>	<hr/>

This page does not form part of the statutory financial statements