

REGISTERED NUMBER: 02095019 (England and Wales)

Report of the Directors and

Unaudited Financial Statements

For The Year Ended 31 December 2017

for

51 HARRINGTON GARDENS MANAGEMENT COMPANY  
LIMITED



LBCo Ltd  
16 Northfields Prospect  
Putney Bridge Road  
London  
SW18 1PE

**51 HARRINGTON GARDENS MANAGEMENT COMPANY  
LIMITED**

**Company Information**  
**For The Year Ended 31 December 2017**

**DIRECTORS:**

N P E Christen  
L Sheena

**SECRETARY:**

Quadrant Property Management Limited

**REGISTERED OFFICE:**

c/o Quadrant Property Management Ltd  
Kennedy House  
115 Hammersmith Road  
London  
W14 0QH

**REGISTERED NUMBER:**

02095019 (England and Wales)

**ACCOUNTANTS:**

LBCo Ltd  
16 Northfields Prospect  
Putney Bridge Road  
London  
SW18 1PE

**51 HARRINGTON GARDENS MANAGEMENT COMPANY  
LIMITED (REGISTERED NUMBER: 02095019)**

**Report of the Directors  
For The Year Ended 31 December 2017**

The directors present their report with the financial statements of the company for the year ended 31 December 2017.

**PRINCIPAL ACTIVITY**

The principal activity of the company in the year under review was the management of its property at 51 Harrington Gardens, London SW7.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 January 2017 to the date of this report.

N P E Christen  
L Sheena

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:**



For.....  
Quadrant Property Management Limited - Secretary

Date: 11TH APRIL 2018

**51 HARRINGTON GARDENS MANAGEMENT COMPANY  
LIMITED (REGISTERED NUMBER: 02095019)**

**Income Statement**  
**For The Year Ended 31 December 2017**

	Notes	31.12.17 £	31.12.16 £
<b>TURNOVER</b>		-	-
Administrative expenses		(1,724)	(2,295)
		<u>(1,724)</u>	<u>(2,295)</u>
Other operating income	3	724	-
		<u>724</u>	<u>-</u>
<b>OPERATING LOSS</b>		(1,000)	(2,295)
Profit on part disposal of fixed asset		-	50,692
		<u>-</u>	<u>50,692</u>
<b>(LOSS)/PROFIT BEFORE TAXATION</b>		(1,000)	48,397
Tax on (loss)/profit		-	(8,892)
		<u>-</u>	<u>(8,892)</u>
<b>(LOSS)/PROFIT FOR THE FINANCIAL YEAR</b>		<u>(1,000)</u>	<u>39,505</u>

The notes form part of these financial statements

**51 HARRINGTON GARDENS MANAGEMENT COMPANY  
LIMITED (REGISTERED NUMBER: 02095019)**

**Balance Sheet**  
**31 December 2017**

	Notes	31.12.17 £	£	31.12.16 £	£
<b>FIXED ASSETS</b>					
Investment property	4		100		100
<b>CURRENT ASSETS</b>					
Debtors	5	27,612		63,886	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>15,618</u>		<u>15,405</u>	
<b>NET CURRENT ASSETS</b>			<u>11,994</u>		<u>48,481</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>12,094</u>		<u>48,581</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			9,076		9,076
Retained earnings	7		<u>3,018</u>		<u>39,505</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>12,094</u>		<u>48,581</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- 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 profit or loss 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 of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on ..... 11 APRIL 2018 ..... and were signed on its behalf by:



.....  
L Sheena - Director



.....  
N P E Christen - Director

The notes form part of these financial statements

**51 HARRINGTON GARDENS MANAGEMENT COMPANY LIMITED (REGISTERED NUMBER: 02095019)**

**Notes to the Financial Statements**  
**For The Year Ended 31 December 2017**

**1. STATUTORY INFORMATION**

51 Harrington Gardens Management Company 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.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**3. OTHER OPERATING INCOME**

During the year the company received contributions from the lessees of 51 Harrington Gardens, London SW7 in respect of its administrative expenses, and the management of the property. The movement of those funds during the year was as follows;

	£	31.12.17 £	31.12.16 £
Contributions Receivable From Lessees:			
Service Charge Demands		13,784	13,853
Company Expense Demands		624	0
Previous Year's Service Charge Excess Charged		2,445	534
		<u>16,853</u>	<u>14,387</u>
Expenditure:			
Service Charge Expenditure	11,839		16,298
Contribution To Administrative Expenses Of 51 Harrington Gardens Management Company Limited	<u>724</u>		<u>0</u>
		<u>12,563</u>	<u>16,298</u>
		4,290	(1,911)
Funds Due From Lessees 31st December 2016		<u>(6,719)</u>	<u>(4,808)</u>
Funds Due From Lessees 31st December 2017		<u>(2,429)</u>	<u>(6,719)</u>
Represented By			
Service Charge Surplus/(Deficit) For The Year		1,945	(2,445)
Service Charge Deficit Brought Forward		(4,274)	(4,274)
Company Expenses Balance Due		(100)	0
		<u>(2,429)</u>	<u>(6,719)</u>

**51 HARRINGTON GARDENS MANAGEMENT COMPANY**  
**LIMITED (REGISTERED NUMBER: 02095019)**

**Notes to the Financial Statements - continued**  
**For The Year Ended 31 December 2017**

**4. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 January 2017	
and 31 December 2017	100
<b>NET BOOK VALUE</b>	
At 31 December 2017	100
At 31 December 2016	100

The company owns the freehold reversion of 51 Harrington Gardens, London SW7 subject to long leases granted to all flats which is stated at valuation. In the opinion of the directors at 31st December 2017 there was no material difference between the book and fair value of the property.

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

	31.12.17 £	31.12.16 £
Lessee arrears	427	5,700
Funds held by managing agents	24,756	51,467
Excess service charge/company expenses balance due (note 3)	2,429	6,719
	<u>27,612</u>	<u>63,886</u>

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

	31.12.17 £	31.12.16 £
Lessee account balances	9,066	-
Corporation tax	-	8,878
Income tax	-	2
Other creditors	5,421	5,421
Accrued expenses	1,131	1,104
	<u>15,618</u>	<u>15,405</u>

**7. RESERVES**

	Retained earnings £
At 1 January 2017	39,505
Deficit for the year	(1,000)
Dividends	(35,487)
At 31 December 2017	<u>3,018</u>