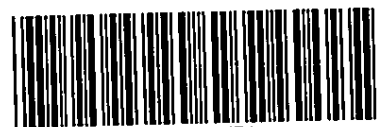


Report of the Directors and
Unaudited Financial Statements
For The Year Ended 31 December 2012
for
51 HARRINGTON GARDENS MANAGEMENT COMPANY
LIMITED

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

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**51 HARRINGTON GARDENS MANAGEMENT COMPANY
LIMITED**

Company Information
For The Year Ended 31 December 2012

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:

2095019 (England and Wales)

ACCOUNTANTS:

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

**51 HARRINGTON GARDENS MANAGEMENT COMPANY
LIMITED (REGISTERED NUMBER: 2095019)**

**Report of the Directors
For The Year Ended 31 December 2012**

The directors present their report with the financial statements of the company for the year ended 31 December 2012

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2012 to the date of this report

N P E Christen
L Sheena

This report has been prepared in accordance with the special 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 21st June 2013

**51 HARRINGTON GARDENS MANAGEMENT COMPANY
LIMITED (REGISTERED NUMBER: 2095019)**

**Profit and Loss Account
For The Year Ended 31 December 2012**

	Notes	31 12 12 £	31 12 11 £
TURNOVER		-	-
Administrative expenses		(786)	(1,029)
		(786)	(1,029)
Other operating (expense)/ income	2	(2,881)	1,029
OPERATING LOSS	3	(3,667)	-
Profit on part disposal of fixed asset		41,092	-
Interest receivable and similar income		68	-
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		37,493	-
Tax on profit on ordinary activities	4	(5,485)	-
PROFIT FOR THE FINANCIAL YEAR		<u>32,008</u>	<u>-</u>

The notes form part of these financial statements

51 HARRINGTON GARDENS MANAGEMENT COMPANY
LIMITED (REGISTERED NUMBER: 2095019)

Statement of Total Recognised Gains and Losses
For The Year Ended 31 December 2012

	31 12 12	31 12 11
	£	£
PROFIT FOR THE FINANCIAL YEAR	32,008	-
Unrealised surplus on revaluation of properties	7,592	-
	<hr/>	<hr/>
TOTAL RECOGNISED GAINS AND LOSSES	39,600	-
RELATING TO THE YEAR	<u>39,600</u>	<u>-</u>

The notes form part of these financial statements

**51 HARRINGTON GARDENS MANAGEMENT COMPANY
LIMITED (REGISTERED NUMBER: 2095019)**

**Balance Sheet
31 December 2012**

	Notes	31 12 12 £	£	31 12 11 £	£
FIXED ASSETS					
Investment property	6		9,000		9,076
CURRENT ASSETS					
Debtors	7	26,540		11,360	
CREDITORS					
Amounts falling due within one year	8	18,864		11,360	
NET CURRENT ASSETS			7,676		-
TOTAL ASSETS LESS CURRENT LIABILITIES			16,676		9,076
CAPITAL AND RESERVES					
Called up share capital	9		9,076		9,076
Revaluation reserve	10		7,592		-
Profit and loss account	10		8		-
SHAREHOLDERS' FUNDS			16,676		9,076

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2012

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2012 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 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 special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

The financial statements were approved by the Board of Directors on 21/06/13 and were signed on its behalf by

Director


L. SHEENA

The notes form part of these financial statements

51 HARRINGTON GARDENS MANAGEMENT COMPANY LIMITED (REGISTERED NUMBER: 2095019)

Notes to the Financial Statements
For The Year Ended 31 December 2012

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

2 OTHER OPERATING (EXPENSE)/ 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 12 £	31 12 11 £
Contributions Receivable From Lessees			
Service Charge Demands		11,587	11,582
Service Charge (Surplus Refunded)/Excess Charged		(1,609)	121
		<u>9,978</u>	<u>11,703</u>
Expenditure			
Service Charge Expenditure	11,251		8,944
(Refund Of Contributions)/Contribution To Administrative Expenses Of 51 Harrington Gardens Management Company Limited	<u>(2,881)</u>		<u>1,029</u>
		<u>8,370</u>	<u>9,973</u>
		1,608	1,730
Funds Due From Lessees 31st December 2011		<u>(2,664)</u>	<u>(4,394)</u>
Funds Due From Lessees 31st December 2012		<u>(1,056)</u>	<u>(2,664)</u>

3 OPERATING LOSS

The operating loss is stated after charging

	31 12 12 £	31 12 11 £
Directors' remuneration and other benefits etc	<u>-</u>	<u>-</u>

**51 HARRINGTON GARDENS MANAGEMENT COMPANY
LIMITED (REGISTERED NUMBER: 2095019)**

**Notes to the Financial Statements - continued
For The Year Ended 31 December 2012**

4 TAXATION

Analysis of the tax charge

The tax charge on the profit on ordinary activities for the year was as follows

	31 12 12	31 12 11
	£	£
Current tax		
UK corporation tax	5,485	-
Tax on profit on ordinary activities	<u>5,485</u>	<u>-</u>

5 DIVIDENDS

	31 12 12	31 12 11
	£	£
Ordinary shares of £1 each		
Interim	<u>32,000</u>	<u>-</u>

6 INVESTMENT PROPERTY

	Total
	£
COST OR VALUATION	
At 1 January 2012	9,076
Disposals	(7,668)
Revaluations	<u>7,592</u>
At 31 December 2012	<u>9,000</u>
NET BOOK VALUE	
At 31 December 2012	<u>9,000</u>
At 31 December 2011	<u>9,076</u>

During the year the company granted a long lease extension on the rear basement flat The company owns the freehold reversion of 51 Harrington Gardens, London SW7 subject to long leases granted to all but one flat which is stated at valuation

Cost or valuation at 31 December 2012 is represented by

	£
Valuation in 2012	7,592
Cost	<u>1,408</u>
	<u>9,000</u>

**51 HARRINGTON GARDENS MANAGEMENT COMPANY
LIMITED (REGISTERED NUMBER: 2095019)**

**Notes to the Financial Statements - continued
For The Year Ended 31 December 2012**

7	DEBTORS AMOUNTS FALLING DUE WITHIN ONE YEAR		31 12 12	31 12 11
			£	£
	Lessee arrears		-	5,013
	Funds held by managing agents		24,002	3,683
	Excess service charge due (note 2)		1,056	2,664
	Other debtors		1,482	-
			<u>26,540</u>	<u>11,360</u>
8	CREDITORS AMOUNTS FALLING DUE WITHIN ONE YEAR		31 12 12	31 12 11
			£	£
	Lessee account balances		7,574	100
	Corporation tax		5,471	-
	Other creditors		4,719	4,619
	Accrued expenses		1,100	6,641
			<u>18,864</u>	<u>11,360</u>
9	CALLED UP SHARE CAPITAL			
	Allotted, issued and fully paid			
	Number	Class	Nominal value	
				31 12 12
				31 12 11
			£	£
	9,076	Ordinary	£1	9,076
				<u>9,076</u>
10	RESERVES			
			Profit and loss account	Revaluation reserve
			£	£
	Profit for the year		32,008	32,008
	Dividends		(32,000)	(32,000)
	Surplus Arising In Year		-	7,592
			<u>8</u>	<u>7,592</u>
	At 31 December 2012		<u>8</u>	<u>7,600</u>