

REGISTERED NUMBER: 07705970 (England and Wales)

**Report of the Directors and**  
**Unaudited Financial Statements**  
**For The Year Ended 31 December 2016**  
**for**  
**10 FINBOROUGH ROAD LIMITED**

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

THURSDAY



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18/05/2017  
COMPANIES HOUSE

**10 FINBOROUGH ROAD LIMITED**

**Company Information**  
**For The Year Ended 31 December 2016**

**DIRECTORS:**

Ms G Alberti  
M S Cunningham  
Ms A Iacovella  
Ms V M Martinez-Gonzalez

**SECRETARY:**

Quadrant Property Management Limited

**REGISTERED OFFICE:**

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

**REGISTERED NUMBER:**

07705970 (England and Wales)

**ACCOUNTANTS:**

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

**10 FINBOROUGH ROAD LIMITED (REGISTERED NUMBER: 07705970)**

**Report of the Directors**  
**For The Year Ended 31 December 2016**

The directors present their report with the financial statements of the company for the year ended 31 December 2016.

**PRINCIPAL ACTIVITY**

The company principal activity during the year was the management of its freehold property at 10 Finborough Road, London SW10.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 January 2016 to the date of this report.

Ms G Alberti  
M S Cunningham  
Ms A Iacovella  
Ms V M Martinez-Gonzalez

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: 18<sup>th</sup> April 2017

**10 FINBOROUGH ROAD LIMITED**

**Income Statement**  
**For The Year Ended 31 December 2016**

	Notes	31.12.16 £	31.12.15 £
<b>TURNOVER</b>		-	-
Administrative expenses		(812)	(1,296)
		<u>(812)</u>	<u>(1,296)</u>
Other operating income	3	<u>812</u>	<u>1,296</u>
<b>OPERATING PROFIT and PROFIT BEFORE TAXATION</b>		-	-
Tax on profit		<u>-</u>	<u>-</u>
<b>PROFIT FOR THE FINANCIAL YEAR</b>		<u><u>-</u></u>	<u><u>-</u></u>

The notes form part of these financial statements

**10 FINBOROUGH ROAD LIMITED**

**Balance Sheet**  
**31 December 2016**

	Notes	31.12.16 £	£	31.12.15 £	£
<b>FIXED ASSETS</b>					
Investment property	4		100		100
<b>CURRENT ASSETS</b>					
Debtors	5	16,478		13,649	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>6,445</u>		<u>3,631</u>	
<b>NET CURRENT ASSETS</b>			<u>10,033</u>		<u>10,018</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			10,133		10,118
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		(100)		(100)
<b>PROVISIONS FOR LIABILITIES</b>	8		<u>(10,033)</u>		<u>(10,018)</u>
<b>NET LIABILITIES</b>			<u>-</u>		<u>-</u>
<b>RESERVES</b>			<u>-</u>		<u>-</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2016.

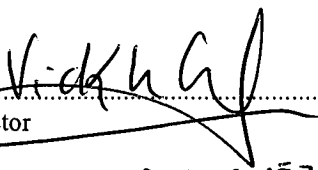
The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2016 in accordance with Section 476 of the Companies Act 2006.

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 18<sup>th</sup> APRIL 2017 and were signed on its behalf by:

  
.....  
Director  
**V. M. MARTINEZ-GONZALEZ**

The notes form part of these financial statements

## 10 FINBOROUGH ROAD LIMITED

### Notes to the Financial Statements For The Year Ended 31 December 2016

#### 1. STATUTORY INFORMATION

10 Finborough Road 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 its lessees in respect of its administrative expenses, and the management of the property. The movement of those funds during the year was as follows;

		31.12.16	31.12.15
	£	£	£
Contributions Receivable From Lessees:			
Service charge/company expenses demands		14,524	15,970
Service charge (surplus refunded)/company expenses charged		(994)	(757)
		<u>13,530</u>	<u>15,213</u>
Service charge expenditure	13,270		8,680
Contribution to administrative expenses of 10 Finborough Road Limited	812		1,296
		<u>14,082</u>	<u>9,976</u>
		(552)	5,237
Transfer to reserve fund		0	(5,000)
Funds due to lessees at 31st December 2015		<u>994</u>	<u>757</u>
Funds due to lessees at 31st December 2016		<u>442</u>	<u>994</u>
Represented by:			
Service charge surplus for the year		162	2,290
Company expense demands refundable/(expenses Due From Members)		280	(1,296)
		<u>442</u>	<u>994</u>

## 10 FINBOROUGH ROAD LIMITED

### Notes to the Financial Statements - continued For The Year Ended 31 December 2016

#### 4. INVESTMENT PROPERTY

The company owns the freehold reversionary interest in 10 Finborough Road, London SW10 subject to long lease extensions.

Cost At 31.12.15 & 31.12.16	£ <u>100</u>
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In the opinion of the directors at 31st December 2016 there was no material difference between the book and market value of the property.

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

	31.12.16	31.12.15
	£	£
Lessee arrears	2,255	1,445
Funds held by managing agents	11,840	9,604
Prepayments	2,383	2,600
	<u>16,478</u>	<u>13,649</u>

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

	31.12.16	31.12.15
	£	£
Lessee account balances	2	306
Income tax	3	-
Service charge surplus/company demands balance (Note 3)	442	994
Reserve demands refunded post year end	5,000	-
Accrued expenses	998	2,331
	<u>6,445</u>	<u>3,631</u>

#### 7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.16	31.12.15
	£	£
Members' Loans To Fund Freehold Purchase	<u>100</u>	<u>100</u>

Repayable at the discretion of the directors to the members at the time of repayment.

#### 8. PROVISIONS FOR LIABILITIES

##### Service charge reserve fund

	31.12.16	31.12.15
	£	£
Balance at 31.12.15	10,018	5,018
Interest received net of tax	15	0
Transfer to reserve during the year (Note 3)	0	5,000
Balance at 31.12.16	<u>10,033</u>	<u>10,018</u>

#### 9. SHARE CAPITAL

The company is limited by guarantee and consequently has no share capital.