

**Report of the Directors and**  
**Unaudited Financial Statements**  
**For The Year Ended 30 June 2020**  
**for**  
**PATHOAK PROPERTY MANAGEMENT LIMITED**

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



**PATHOAK PROPERTY MANAGEMENT LIMITED**

**Company Information**

**For The Year Ended 30 June 2020**

**DIRECTORS:**

S M Kenis  
N G Tasker  
A-L E S Bourrier

**SECRETARY:**

Quadrant Property Management Limited

**REGISTERED OFFICE:**

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

**REGISTERED NUMBER:**

01815956 (England)

**ACCOUNTANTS:**

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

**PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)**

**Report of the Directors**  
**For The Year Ended 30 June 2020**

The directors present their report with the financial statements of the company for the year ended 30 June 2020.

**PRINCIPAL ACTIVITY**

The principal activity of the company in the year under review was that of the ownership and management of the freehold block of flats known as 83-101 Barkston Gardens, London SW5.

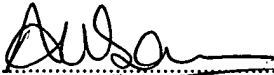
**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 July 2019 to the date of this report.

S M Kenis  
N G Tasker  
A-L E S Bourrier

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:**



Director A-L E S BOURRIER

Date: 26.11.2020

**PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)**

**Income Statement**

**For The Year Ended 30 June 2020**

|                                        | 30.6.20<br>£   | 30.6.19<br>£   |
|----------------------------------------|----------------|----------------|
| <b>TURNOVER</b>                        | -              | -              |
| Administrative expenses                | (1,266)        | (1,381)        |
| <b>OPERATING LOSS</b>                  | (1,266)        | (1,381)        |
| Interest receivable and similar income | 7              | -              |
| <b>LOSS BEFORE TAXATION</b>            | (1,259)        | (1,381)        |
| Tax on loss                            | -              | -              |
| <b>LOSS FOR THE FINANCIAL YEAR</b>     | <u>(1,259)</u> | <u>(1,381)</u> |

The notes form part of these financial statements

**PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)**

**Balance Sheet**

**30 June 2020**

|                                              | Notes | 30.6.20<br>£  | £                   | 30.6.19<br>£ | £                   |
|----------------------------------------------|-------|---------------|---------------------|--------------|---------------------|
| <b>FIXED ASSETS</b>                          |       |               |                     |              |                     |
| Investment property                          | 5     |               | 1                   |              | 1                   |
| <b>CURRENT ASSETS</b>                        |       |               |                     |              |                     |
| Debtors                                      | 6     | 118,113       |                     | 72,723       |                     |
| <b>CREDITORS</b>                             |       |               |                     |              |                     |
| Amounts falling due within one year          | 7     | <u>26,388</u> |                     | <u>5,607</u> |                     |
| <b>NET CURRENT ASSETS</b>                    |       |               | <u>91,725</u>       |              | <u>67,116</u>       |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |               | 91,726              |              | 67,117              |
| <b>PROVISIONS FOR LIABILITIES</b>            | 8     |               | <u>85,153</u>       |              | <u>59,285</u>       |
| <b>NET ASSETS</b>                            |       |               | <u><u>6,573</u></u> |              | <u><u>7,832</u></u> |
| <b>CAPITAL AND RESERVES</b>                  |       |               |                     |              |                     |
| Called up share capital                      | 9     |               | 10                  |              | 10                  |
| Share premium                                | 10    |               | 299                 |              | 299                 |
| Retained earnings                            | 10    |               | <u>6,264</u>        |              | <u>7,523</u>        |
| <b>SHAREHOLDERS' FUNDS</b>                   |       |               | <u><u>6,573</u></u> |              | <u><u>7,832</u></u> |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2020.

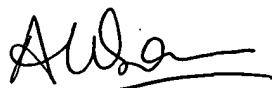
The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2020 in accordance with Section 476 of the Companies Act 2006.

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 applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Directors and authorised for issue on 24.11.2020 and were signed on its behalf by:



.....  
A-L E S Bourrier - Director

The notes form part of these financial statements

**PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)**

**Notes to the Financial Statements**  
**For The Year Ended 30 June 2020**

**1. STATUTORY INFORMATION**

Pathoak Property Management Limited is a private company, limited by shares, registered in England. 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.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2019 - NIL).

**4. SERVICE CHARGE FUND**

During the year the company received contributions from its lessees in respect of its management of the property. The movement of those funds during the year was as follows;

|                                             | £        | 30.06.20<br>£         | 30.06.19<br>£         |
|---------------------------------------------|----------|-----------------------|-----------------------|
| Contributions Receivable From Lessees:      |          |                       |                       |
| Advance Service Charge/Reserve Fund Demands |          | 71,892                | 68,790                |
| Service Charge Excess Charged               |          | 3,315                 | 688                   |
|                                             |          | <u>75,207</u>         | <u>69,478</u>         |
| <br>Service Charge Expenditure              | 51,516   |                       | 46,349                |
| <br>Major Works                             | <u>0</u> |                       | <u>66,733</u>         |
|                                             |          | <u>51,516</u>         | <u>113,082</u>        |
|                                             |          | 23,691                | (43,604)              |
| <br>Transfer (To)/From Reserve Fund:        |          |                       |                       |
| To Reserve From Current Year Demands        | (25,756) |                       | (25,756)              |
| From Reserve To Fund Major Works            | <u>0</u> |                       | <u>66,733</u>         |
|                                             |          | <u>(25,756)</u>       | <u>40,977</u>         |
|                                             |          | (2,065)               | (2,627)               |
| <br>Funds Due From Lessees 30th June 2019   |          | <u>(3,315)</u>        | <u>(688)</u>          |
| <br>Funds Due From Lessees 30th June 2020   |          | <u><u>(5,380)</u></u> | <u><u>(3,315)</u></u> |

**Notes to the Financial Statements - continued**  
**For The Year Ended 30 June 2020****5. INVESTMENT PROPERTY**

|                       | Total<br>£ |
|-----------------------|------------|
| <b>FAIR VALUE</b>     |            |
| At 1 July 2019        | 1          |
| and 30 June 2020      | <u>1</u>   |
| <b>NET BOOK VALUE</b> |            |
| At 30 June 2020       | <u>1</u>   |
| At 30 June 2019       | <u>1</u>   |

The company owns the freehold of 83-101 Barkston Gardens, London SW5 subject to long leases which is stated at cost. In the opinion of the directors at 30th June 2020 there was no material difference between the book and fair value of the property.

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

|                                       | 30.6.20<br>£   | 30.6.19<br>£  |
|---------------------------------------|----------------|---------------|
| Lessee arrears                        | 4,933          | 3,543         |
| Funds held by managing agents         | 102,571        | 57,663        |
| Excess service charge due<br>(Note 4) | 5,380          | 3,315         |
| Other debtors                         | 259            | 2,541         |
| Corporation tax                       | -              | 853           |
| Prepayments and accrued income        | 4,970          | 4,808         |
|                                       | <u>118,113</u> | <u>72,723</u> |

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

|                         | 30.6.20<br>£  | 30.6.19<br>£ |
|-------------------------|---------------|--------------|
| Lessee account balances | 23,253        | -            |
| Other creditors         | 108           | 108          |
| Accrued expenses        | 3,027         | 5,499        |
|                         | <u>26,388</u> | <u>5,607</u> |

**8. PROVISIONS FOR LIABILITIES****BUILDING MAINTENANCE RESERVE FUND**

|                                              | Total<br>£    |
|----------------------------------------------|---------------|
| Balance At 01.07.19                          | 59,285        |
| Interest Received Net Of Tax                 | 112           |
| Transfer To Reserve During The Year (Note 3) | <u>25,756</u> |
| Balance At 30.06.20                          | <u>85,153</u> |

**PATHOAK PROPERTY MANAGEMENT LIMITED (REGISTERED NUMBER: 01815956)**

**Notes to the Financial Statements - continued**  
**For The Year Ended 30 June 2020**

**9. CALLED UP SHARE CAPITAL**

| Allotted, issued and fully paid: |              | Nominal<br>value: | 30.6.20   | 30.6.19   |
|----------------------------------|--------------|-------------------|-----------|-----------|
| Number:                          | Class:       |                   | £         | £         |
| 7                                | "A" Ordinary | £1                | 7         | 7         |
| 3                                | "B" Ordinary | £1                | 3         | 3         |
|                                  |              |                   | <u>10</u> | <u>10</u> |

**10. RESERVES**

|                      | Retained<br>earnings<br>£ | Share<br>premium<br>£ | Totals<br>£  |
|----------------------|---------------------------|-----------------------|--------------|
| At 1 July 2019       | 7,523                     | 299                   | 7,822        |
| Deficit for the year | (1,259)                   |                       | (1,259)      |
| At 30 June 2020      | <u>6,264</u>              | <u>299</u>            | <u>6,563</u> |