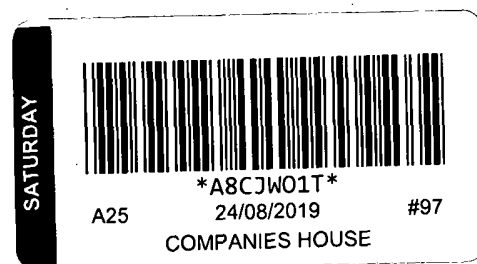


Registered number: 4156379  
Incorporated in England and Wales

**Gartmoor Gardens (Southfields) Management Company Limited**  
(A company limited by guarantee not having a share capital)

**Annual Report and Accounts for the year ended 28 February 2019**



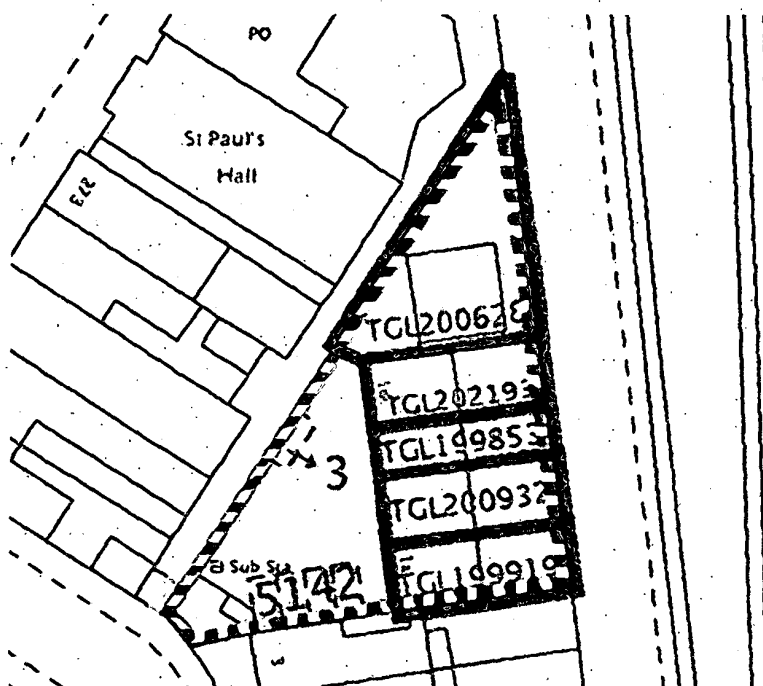
## **Directors' Report**

The directors present their annual report together with the unaudited accounts of the company for the year.

### *Property held by the company*

The company was incorporated in 2001 and exists to act as proprietor of the land area in front of 1a to 1e Gartmoor Gardens, London SW19 6NX, following the construction of new houses adjacent to this area, completed in 2002. The land area is defined in Land Registry title 266996 (as amended) and is summarised below.

Dashed-thick-outline shows the extent of the original area for this title, and the solid-thick-outlined areas (comprising, bottom to top, 1a to 1e Gartmoor Gardens) describe separate freehold titles not proper to this company. Title to these areas is held by the registered freehold owners 1a to 1e Gartmoor Gardens. The residual area, comprising the amended extent of title 266996, is held by this company.



In physical terms at time of writing, the amended title comprises a walled tarmac area for the communal use of the 1a-1e freeholders.

### *Legal status, rights and responsibilities of the company*

The company does not have a share capital and is limited by guarantee. The transfer deeds from Berkeley Homes (who constructed the new estate) and this company to the first owners of 1a to 1e Gartmoor Gardens establishes certain rights and obligations for this management company, which are preserved as the title for 1a to 1e Gartmoor Gardens changes hands.

The principal rights reserved for this management company through this mechanism include:

- the preservation of light/air rights for the benefit of the company, restricting the ability of individual 1a-1e freeholders to act in any way which restricts the ability of the company to use or develop the space;
- various rights of access; and
- the right to recovery of a variable rent charge in relation to the 1a-1e freeholder's respective shares of the costs incurred in providing certain services (see below).

The principal obligations of the management company through this mechanism relate to:

- allowing access for the benefit of the 1a-1e freeholders, including in respect of services and exclusive parking spaces;
- to provide certain services for the benefit of the 1a-1e freeholders, including:
  - i. maintenance of boundary walls, electronic gates, and the approach area;
  - ii. repairing, maintaining and renewing as necessary service installations forming part of the communal area;
  - iii. emptying and maintaining the bin store;
  - iv. keeping the parking area in good repair; and
  - v. insuring against relevant risks.

*Management, governance and activity during the year*

The company's obligations are discharged by the freeholders of 1a-1e Gartmoor Gardens under an informal arrangement, which succeeds a Trust and Management Scheme previously established to the same end. Under this informal arrangement, the 1a-1e freeholders contribute to a communal fund maintained in the company's name. Out of that fund, the freeholders settle the costs they incur on behalf of the company in relation to obligations described above, without recourse to the company's assets. The company has therefore not traded in the period disclosed.

Directors holding office during the year, all freeholders of 1a-1e Gartmoor Gardens, were:

Terence Frederick Cox

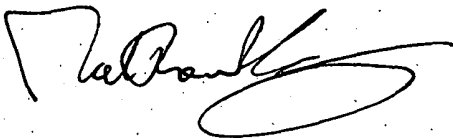
Stephen John Griggs

Waiman Cheuk

Matthew Roy Kay

As a result, the company is dormant and has not traded during the period.

Signed on behalf of the directors by



Matthew Kay  
Director

Approved by the directors on 10 April 2019

## **Profit and Loss Account for the year ended 28 February 2019**

The company has not traded during the period, and received no income or expenditure, and therefore records neither profit nor loss.

## **Balance Sheet**

	28 Feb 2019	28 Feb 2018
Current Assets	Nil	Nil
Current Liabilities	Nil	Nil
<b>Net current assets</b>	<b>Nil</b>	<b>Nil</b>
<b>Net assets</b>	<b>Nil</b>	<b>Nil</b>
<b>Reserves</b>	<b>Nil</b>	<b>Nil</b>

For the period ending 28 February 2019, the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to **dormant companies**.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and the preparation of accounts, including the duty to ensure a true and fair view of the state of affairs of the company as at the end of the period disclosed.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Signed on behalf of the directors by



Matthew Kay  
Director

Approved by the directors on 10 April 2019