

Company Registration No. 5076646

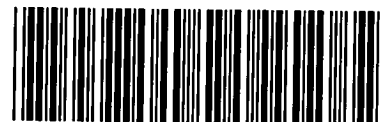
44 CATHCART ROAD FREEHOLD LIMITED

DIRECTORS' REPORT AND ACCOUNTS

31ST DECEMBER 2017

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

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COMPANIES HOUSE

44 CATHCART ROAD FREEHOLD LIMITED
COMPANY REGISTRATION NO.5076646 (ENGLAND & WALES)
DIRECTORS' REPORT FOR THE YEAR ENDED 31ST DECEMBER 2017

The directors present their report and the accounts for the year ended 31st December 2017.

Principal Activity

The company owns the freehold of 44 Cathcart Road, London SW10 and its principal activity during the year was the management of the above property.

Directors

The directors who served during the year were;

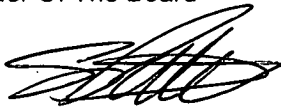
D J Hennessy

A Triossi

T M H Mooro (Appointed 31.10.17.)

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies. It was approved by the board on 13th September 2018

By Order Of The Board



For
Quadrant Property Management Limited
(Secretary)

44 CATHCART ROAD FREEHOLD LIMITED

INCOME STATEMENT

FOR THE YEAR ENDED 31ST DECEMBER 2017

	<u>Notes</u>	2017 £	2016 £
Administrative Expenses		(912)	(776)
Other Operating Income	3	<u>912</u>	<u>776</u>
PROFIT FOR THE YEAR		<u><u>0</u></u>	<u><u>0</u></u>

The notes on pages 4 and 5 form part of these accounts.

44 CATHCART ROAD FREEHOLD LIMITED

BALANCE SHEET

AS AT 31ST DECEMBER 2017

	<u>Notes</u>	2017	2016
		£	£
<u>FIXED ASSETS</u>			
Tangible Assets	4	1,000	<u>1,000</u>
<u>CURRENT ASSETS</u>			
Debtors	5	47,780	35,087
<u>CREDITORS: amounts falling due within one year</u>	6	<u>47,782</u>	<u>35,089</u>
<u>NET CURRENT LIABILITIES</u>		<u>(2)</u>	<u>(2)</u>
		998	998
<u>CREDITORS: amounts falling due after more than one year</u>	8	<u>990</u>	<u>990</u>
<u>NET ASSETS</u>		<u>8</u>	<u>8</u>
<u>CAPITAL AND RESERVES</u>			
Called Up Share Capital	9	<u>8</u>	<u>8</u>

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


The members have not required the company to obtain an audit of its financial statements for the year ended 31st December 2017 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 provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on ...13th September 2018 and were signed on its behalf by:

 Director

D J HENNESSY

The notes on pages 4 and 5 form part of these accounts.

NOTES TO THE ACCOUNTS**FOR THE YEAR ENDED 31ST DECEMBER 2017****1. STATUTORY INFORMATION**

44 Cathcart Road Freehold Limited is a private company, limited by shares, registered in England & Wales. The company's registered number and registered office address can be found on the cover page to the accounts.

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 / SERVICE CHARGE FUND

During the year the company received contributions from the lessees of 44 Cathcart Road, London SW10 in respect of its administrative expenses, and the management of the property. The movement of those funds during the year was as follows;

	2017	2016
	£	£
Contributions Receivable From Lessees:		
Service Charge Demands	19,360	18,240
Company Expenses Demands	640	608
Service Charge/Company Expenses Deficit Charged	<u>4,911</u>	<u>777</u>
	24,911	19,625
Service Charge Expenditure	12,610	14,165
Major Works	0	27,646
Contribution To Administrative Expenses Of 44 Cathcart Road Freehold Limited	<u>912</u>	<u>776</u>
	13,522	42,587
	11,389	(22,962)
Transfer (To)/From Reserve Fund	(8,000)	2,828
Funds Due (From)/To Lessees		
31st December 2016	<u>(4,882)</u>	<u>15,252</u>
Funds Due From Lessees		
31st December 2017	<u>(1,493)</u>	<u>(4,882)</u>
Represented By:		
Service Charge Deficit For The Year	(1,250)	(4,743)
Service Charge Surplus Brought Forward	29	29
Company Expenses Balance Due	<u>(272)</u>	<u>(168)</u>
	<u>(1,493)</u>	<u>(4,882)</u>

4. TANGIBLE ASSETS

The company owns the freehold of 44 Cathcart Road, London SW10 which is stated at cost.

	£
Cost At 01.01.17. & 31.12.17.	<u>1,000</u>

In the opinion of the directors at 31st December 2017 there was no material difference between the book and fair value of the property.

44 CATHCART ROAD FREEHOLD LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 2017

5. DEBTORS

	2017	2016
	£	£
Lessee Account Balances	13,315	10,119
Excess Service Charge Due (Note 3)	1,493	4,882
Funds Held By Managing Agents	32,972	20,086
	<u>47,780</u>	<u>35,087</u>

6. CREDITORS: amounts falling due within one year

	2017	2016
	£	£
Lessee Account Balances	504	1,180
Accruals	10,633	2,183
Reserve Fund (Note 7)	33,157	24,111
Income Tax	0	1,040
Other Creditors	3,488	6,575
	<u>47,782</u>	<u>35,089</u>

7. RESERVE FUND

	2017	2016
	£	£
Balance At 01.01.17	24,111	26,860
Interest Received	6	79
Write Back Old Tax Provision	1,040	0
Transfer To/(From) Reserve During The Year	8,000	(2,828)
Balance At 31.12.17	<u>33,157</u>	<u>24,111</u>

8. CREDITORS: amounts falling due after more than one year

	2017	2016
	£	£
Members' Loans To Fund Freehold Purchase	<u>990</u>	<u>990</u>

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

9. CALLED UP SHARE CAPITAL

	2017	2016
	£	£
<u>Issued</u>		
"A" Ordinary Shares of £1 each	<u>8</u>	<u>8</u>