

Report of the Directors and
Unaudited Financial Statements
For The Year Ended 28 September 2018
for
21-23 LADBROKE GARDENS LIMITED

Lees-Buckley & Co, Chartered Accountants
16 Northfields Prospect
Putney Bridge Road
London
SW18 1PE

SATURDAY



A7JWDWG8

A18

01/12/2018

#298

COMPANIES HOUSE

21-23 LADBROKE GARDENS LIMITED

Company Information

For The Year Ended 28 September 2018

DIRECTORS:

Ms A M D Butler
Ms I L Gassert
W J Heywood

SECRETARY:

Quadrant Property Management Limited

REGISTERED OFFICE:

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

REGISTERED NUMBER:

08919958 (England and Wales)

ACCOUNTANTS:

Lees-Buckley & Co, Chartered Accountants
16 Northfields Prospect
Putney Bridge Road
London
SW18 1PE

21-23 LADBROKE GARDENS LIMITED

Report of the Directors
For The Year Ended 28 September 2018

The directors present their report with the financial statements of the company for the year ended 28 September 2018.

PRINCIPAL ACTIVITY

The company owns the freehold of 21-23 Ladbroke Gardens, London W11. Its principal activity during the year was the management of the above property.

DIRECTORS

The directors shown below have held office during the whole of the period from 29 September 2017 to the date of this report.

Ms A M D Butler
Ms I L Gassert
W J Heywood

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: 26th November 2018

21-23 LADBROKE GARDENS LIMITED**Income Statement****For The Year Ended 28 September 2018**

	Notes	28.9.18 £	28.9.17 £
TURNOVER		(724)	350
Administrative expenses		(916)	(1,030)
		(1,640)	(680)
Other operating income	3	1,640	612
OPERATING LOSS and LOSS BEFORE TAXATION		-	(68)
Tax on loss		-	-
LOSS FOR THE FINANCIAL YEAR		-	(68)

The notes form part of these financial statements

21-23 LADBROKE GARDENS LIMITED (REGISTERED NUMBER: 08919958)

Balance Sheet

28 September 2018

	Notes	28.9.18 £	28.9.17 £
FIXED ASSETS			
Investment property	4	1,000	1,000
CURRENT ASSETS			
Debtors	5	65,583	60,100
CREDITORS			
Amounts falling due within one year	6	<u>65,583</u>	<u>60,100</u>
NET CURRENT LIABILITIES		-	-
TOTAL ASSETS LESS CURRENT LIABILITIES		1,000	1,000
CREDITORS			
Amounts falling due after more than one year	7	<u>988</u>	<u>988</u>
NET ASSETS		<u>12</u>	<u>12</u>
CAPITAL AND RESERVES			
Called up share capital	8	<u>12</u>	<u>12</u>
SHAREHOLDERS' FUNDS		<u>12</u>	<u>12</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 28 September 2018.

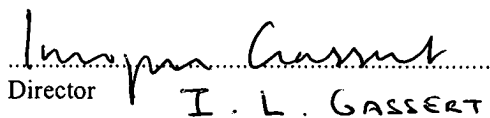
The members have not required the company to obtain an audit of its financial statements for the year ended 28 September 2018 in accordance with Section 476 of the Companies Act 2006.

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 26th November 2018 and were signed on its behalf by:


Director I. L. GASSERT

The notes form part of these financial statements

21-23 LADBROKE GARDENS LIMITED

Notes to the Financial Statements **For The Year Ended 28 September 2018**

1. STATUTORY INFORMATION

21-23 Ladbroke Gardens 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.

Turnover

Turnover represents members' ground rent (refunded)/receivable for the year.

3. OTHER OPERATING INCOME

The company received contributions from the lessees of 21/23 Ladbroke Gardens, London W11 in respect of its administrative expenses and the management of the property. The movement of those funds during the year was as follows:

	£	28.09.18 £	28.09.17 £
Contributions receivable from lessees:			
Service charge demands		39,712	40,526
Company expense demands		1,056	792
Service charge surplus & company demands balance (refunded)/ service charge excess & company expenses balance charged		(5,533)	(1,481)
		<u>35,235</u>	<u>39,837</u>
Expenditure:			
Service charge expenditure	26,007		25,173
Contribution to administrative expenses of 21-23 Ladbroke Gardens Limited	<u>1,640</u>		<u>612</u>
		<u>27,647</u>	<u>25,785</u>
		7,588	14,052
Transfer to reserve fund		(10,000)	(10,000)
Funds due to lessees at 29th September 2017		<u>5,533</u>	<u>1,481</u>
Funds due to lessees at 28th September 2018		<u><u>3,121</u></u>	<u><u>5,533</u></u>
Represented By:			
Service charge surplus		3,705	5,353
Company (expenses balance due)/demands balance refundable		(584)	180
		<u><u>3,121</u></u>	<u><u>5,533</u></u>

21-23 LADBROKE GARDENS LIMITED

Notes to the Financial Statements - continued **For The Year Ended 28 September 2018**

4. INVESTMENT PROPERTY

The company owns the freehold reversionary interest of 21-23 Ladbroke Gardens, London W11 subject to long leases.

Cost At 28.09.17 & 28.09.18	£ 1,000
-----------------------------	------------

In the opinion of the directors at 28th September 2018 there was no material difference between the book and fair value of the property.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	28.9.18	28.9.17
	£	£
Lessee arrears	1,689	-
Funds held by managing agents	63,894	59,925
Other debtors	-	175
	<u>65,583</u>	<u>60,100</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	28.9.18	28.9.17
	£	£
Lessee account balances	5,678	7,366
Service charge surplus/company balance (due)/refundable (Note 3)	3,121	5,533
Service charge reserve fund (Note 9)	52,981	42,956
Other creditors	2,801	2,729
Accrued expenses	1,002	1,516
	<u>65,583</u>	<u>60,100</u>

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

	28.09.18
	£
Members' Loans To Fund Freehold Purchase	988

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

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:		Nominal value:	28.9.18	28.9.17
Number:	Class:		£	£
12	Ordinary	£1	<u>12</u>	<u>12</u>

21-23 LADBROKE GARDENS LIMITED

Notes to the Financial Statements - continued
For The Year Ended 28 September 2018

9. SERVICE CHARGE RESERVE FUND

	28.09.18	28.09.17
	£	£
Balance at 29.09.17	42,956	32,913
Interest received	25	43
Transfer to reserve fund	10,000	10,000
	<hr/>	<hr/>
Balance at 28.09.18	52,981	42,956
	<hr/>	<hr/>