

**Report of the Directors and**  
**Unaudited Financial Statements**  
**For The Year Ended 31 December 2016**  
**for**  
**11 CADOGAN SQUARE FREEHOLD LIMITED**



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

**11 CADOGAN SQUARE FREEHOLD LIMITED**

**Company Information**

**For The Year Ended 31 December 2016**

**DIRECTORS:**

A M Jackson  
L J Fernandez  
Emureto Properties Corp.  
S Helmy

**REGISTERED OFFICE:**

Kennedy House  
115 Hammersmith Road  
London  
Middlesex  
W14 0QH

**REGISTERED NUMBER:**

07687468 (England and Wales)

**ACCOUNTANTS:**

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

**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 owns the freehold of 11 Cadogan Square, London SW1 and its principal activity during the year was the management of the above property.

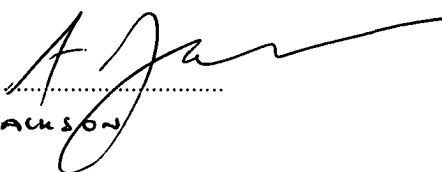
**DIRECTORS**

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

A M Jackson  
L J Fernandez  
Emureto Properties Corp.  
S Helmy

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.M. Jackson

Date: 1st September 2017

**11 CADOGAN SQUARE FREEHOLD LIMITED****Income Statement****For The Year Ended 31 December 2016**

	Notes	31.12.16 £	31.12.15 £
<b>TURNOVER</b>		-	-
Administrative expenses		(1,087)	(1,084)
		<u>(1,087)</u>	<u>(1,084)</u>
Other operating income	3	<u>1,087</u>	<u>1,084</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

# **11 CADOGAN SQUARE FREEHOLD LIMITED**

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

	Notes	31.12.16 £	£	31.12.15 £	£
<b>FIXED ASSETS</b>					
Investment property	4		1,000		1,000
<b>CURRENT ASSETS</b>					
Debtors	5	129,281		25,631	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>129,281</u>		<u>25,631</u>	
<b>NET CURRENT LIABILITIES</b>			-		-
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			1,000		1,000
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		<u>1,000</u>		<u>1,000</u>
<b>NET LIABILITIES</b>			-		-
<b>RESERVES</b>			-		-

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:

- (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 1st September 2017 and were signed on its behalf by:

.....  
Director  
**A. M. JAMESON**

The notes form part of these financial statements

## **11 CADOGAN SQUARE FREEHOLD LIMITED**

### **Notes to the Financial Statements**

**For The Year Ended 31 December 2016**

#### **1. STATUTORY INFORMATION**

11 Cadogan Square Freehold Limited is a private company, limited by guarantee, 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**

The company received contributions from the lessees of 11 Cadogan Square, London SW1 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 demands		56,224	56,996
Company expenses demands		780	0
Major works demands		102,988	0
Service charge (surplus refunded)/excess & company expenses balance charged		(6,900)	(3,996)
		<u>153,092</u>	<u>53,000</u>
Expenditure:			
Service charge expenditure	56,486		47,775
Major works	0		7,285
Contribution to administrative expenses of 11 Cadogan Square Freehold Limited	<u>1,087</u>		<u>1,084</u>
		<u>57,573</u>	<u>56,144</u>
		95,519	(3,144)
Advance major works demands/service charge surplus/ company expenses due At 31st December 2015		<u>6,900</u>	<u>10,044</u>
Advance major works demands/service charge (deficit)/surplus & company expenses due At 31st December 2016		<u>102,419</u>	<u>6,900</u>
Represented by:			
Service charge (deficit)/surplus for the year		(262)	7,984
Company expenses balance due		(307)	(1,084)
Advance major works demands		102,988	0
		<u>102,419</u>	<u>6,900</u>

## **11 CADOGAN SQUARE FREEHOLD LIMITED**

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

#### **4. INVESTMENT PROPERTY**

The company owns the freehold reversion of 11 Cadogan Square, London SW1 subject to long leases.

	£
Cost At 31.12.16 & 31.12.15	<u><u>1,000</u></u>

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	15,496	12
Funds held by managing agents	<u>113,785</u>	<u>25,619</u>
	<u><u>129,281</u></u>	<u><u>25,631</u></u>

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

	31.12.16	31.12.15
	£	£
Income tax	26	-
Lessee account balances	<u>7,516</u>	<u>-</u>
Advance major works demands/ service charge (deficit)/ surplus (Note 2)	102,419	6,900
Service charge reserve fund (Note 8)	<u>11,798</u>	<u>11,672</u>
Other creditors	2,500	2,500
Accrued expenses	<u>5,022</u>	<u>4,559</u>
	<u><u>129,281</u></u>	<u><u>25,631</u></u>

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

	31.12.16	31.12.15
	£	£
Loans to fund freehold purchase	<u>1,000</u>	<u>1,000</u>
	<u><u>1,000</u></u>	<u><u>1,000</u></u>

#### **8. RESERVE FUND**

	31.12.16	31.12.15
	£	£
Balance at 01.01.16	11,672	11,530
Interest received net of tax	<u>126</u>	<u>142</u>
Balance at 31.12.16	<u><u>11,798</u></u>	<u><u>11,672</u></u>

#### **9. SHARE CAPITAL**

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