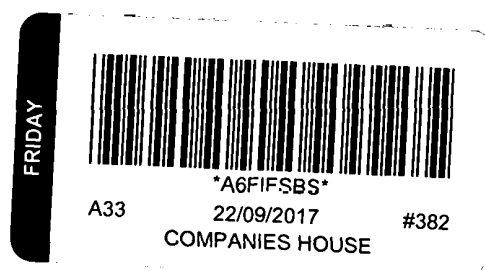


Cos House

COMPANY REGISTRATION NUMBER: 2964608

Pattern House Management Limited
Unaudited Financial Statements
For
31st December 2016

SRG LLP
Chartered Accountants
28 Ely Place
London
EC1N 6AA



Pattern House Management Limited

Officers and Professional Advisers

The board of directors	D J Durman (Resigned 30th June 2016) H M Whittaker J K Y Li A J Wiles R J Barker
Company secretary	H M Whittaker
Registered office	c/o SRG LLP 28 Ely Place London EC1N 6AA
Accountants	SRG LLP Chartered Accountants 28 Ely Place London EC1N 6AA

Pattern House Management Limited

Directors' Report

Year ended 31st December 2016

The directors present their report and the unaudited financial statements of the company for the year ended 31st December 2016.

Principal activities

The principal activity of the company during the year was the management of the residential property at Pattern House, 223/227 St John Street, London EC1V 4LY.

Directors

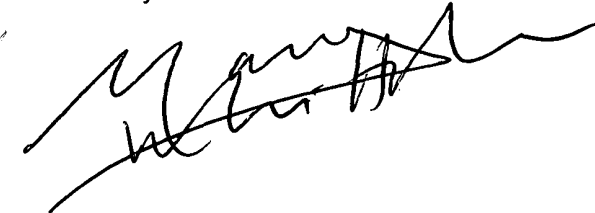
The directors who served the company during the year were as follows:

D J Durman
H M Whittaker
J K Y Li
A J Wiles
R J Barker

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 16th September 2017 and signed on behalf of the board by:



H M Whittaker
Director

Registered office:
c/o SRG LLP
28 Ely Place
London
EC1N 6AA

Pattern House Management Limited
Statement of Income and Retained Earnings
Year ended 31st December 2016

	Note	2016 £	2015 £
Service charges receivable		49,000	49,000
Cost of maintenance and services		40,674	31,965
Gross profit		<u>8,326</u>	<u>17,035</u>
Administrative expenses		1,136	1,112
Other operating income		<u>642</u>	<u>625</u>
Operating profit		7,832	16,548
Interest receivable		1,620	1,422
Profit before taxation		<u>9,452</u>	<u>17,970</u>
Taxation on ordinary activities		418	468
Result for the financial year and total comprehensive income		<u>9,034</u>	<u>17,502</u>
Retained earnings at the start of the year		—	—

All the activities of the company are from continuing operations.

The notes on pages 5 to 7 form part of these financial statements.

Pattern House Management Limited

Statement of Financial Position

31st December 2016

	Note	2016 £	2015 £	£
Current assets				
Debtors	4	11,651	15,986	
Cash at bank and in hand		<u>97,489</u>	<u>86,461</u>	
		109,140	102,447	
Creditors: amounts falling due within one year	5	<u>11,262</u>	<u>13,603</u>	
Net current assets		<u>97,878</u>		<u>88,844</u>
Total assets less current liabilities		<u>97,878</u>		<u>88,844</u>
Net assets		<u>97,878</u>		<u>88,844</u>
Capital and reserves				
Called up share capital		19		19
Maintenance reserve		<u>97,859</u>		<u>88,825</u>
Members funds		<u>97,878</u>		<u>88,844</u>

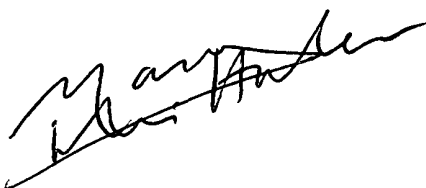
These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

For the year ending 31st December 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements were approved by the board of directors and authorised for issue on September 2017, and are signed on behalf of the board by: 16th



H M Whittaker



A J Wiles

Company registration number: 2964608

The notes on pages 5 to 7 form part of these financial statements.

Pattern House Management Limited

Notes to the Financial Statements

Year ended 31st December 2016

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is c/o SRG LLP, 28 Ely Place, London, EC1N 6AA.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Transition to FRS 102

The entity transitioned from previous UK GAAP to FRS 102 as at 1st January 2015. Details of how FRS 102 has affected the reported financial position and financial performance is given in note 6.

Revenue recognition

Turnover represents service charges receivable from the residential lessees.

Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Pattern House Management Limited

Notes to the Financial Statements *(continued)*

Year ended 31st December 2016

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Debtors

	2016	2015
	£	£
Trade debtors	646	—
Other debtors	11,005	15,986
	<u>11,651</u>	<u>15,986</u>

5. Creditors: amounts falling due within one year

	2016	2015
	£	£
Trade creditors	1	—
Social security and other taxes	721	646
Other creditors	10,540	12,957
	<u>11,262</u>	<u>13,603</u>

Pattern House Management Limited

Notes to the Financial Statements *(continued)*

Year ended 31st December 2016

6. Transition to FRS 102

These are the first financial statements that comply with FRS 102. The company transitioned to FRS 102 on 1st January 2015.

No transitional adjustments were required in equity or profit or loss for the year.