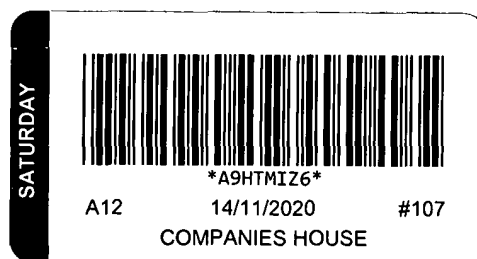


# **Pier House (Cheyne Walk) Management Limited**

## **UNAUDITED REPORT AND FINANCIAL STATEMENTS**

for the year ended

25 March 2020



Company number: 01161099

**Pier House (Cheyne Walk) Management Limited**  
**COMPANY INFORMATION**

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<b>DIRECTORS</b>	J G Harb B D White J Harb B Mayou N H Griffiths
<b>SECRETARY</b>	Broadway Secretaries Limited
<b>COMPANY NUMBER</b>	01161099
<b>REGISTERED OFFICE</b>	One Bartholomew Close London EC1A 7BL
<b>ACCOUNTANTS</b>	RSM UK Tax and Accounting Limited Chartered Accountants Marlborough House Victoria Road South Chelmsford Essex CM1 1LN

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## Pier House (Cheyne Walk) Management Limited

### DIRECTORS' REPORT

For the year ended 25 March 2020

The directors submit their report and unaudited financial statements of Pier House (Cheyne Walk) Management Limited for the year ended 25 March 2020

#### PRINCIPAL ACTIVITIES

The company's business is to manage and maintain the community land and certain main structures on the estate known as Pier House, 31 Cheyne Walk in the Royal Borough of Kensington and Chelsea. In accordance with its Memorandum of Association, the income and property of the company cannot be distributed to the members but must be applied towards the objects of the company. On 23 April 2012, a special resolution was passed so that holders of the 'A' shares were entitled to monies on any distribution of profits or capital in the winding up of the company. The 'B' shares continue to have no right to dividends or distribution of assets.

Income and expenditure generated by the company relating to the maintenance of the common parts in accordance with the leases have been transferred to a separate service charge statements of account during the year. Service charges collected are held on trust for the purpose of meeting the relevant costs in relation to the property in accordance with the provisions of Section 42 of the Landlord and Tenants Act 1987.

#### DIRECTORS

The following directors have held office during the year:

J G Harb  
B D White  
J Harb  
H Mayou  
N H Griffiths

#### LONG LEASEHOLD LAND AND BUILDINGS

The directors consider that the land and buildings owned by the company, being the reversionary interest in the car showroom, to have a market value of approximately £150,000 (2019: £150,000).

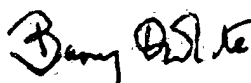
#### QUALIFYING THIRD PARTY INDEMNITY PROVISIONS

The company has made qualifying third party indemnity provisions for the benefit of its directors during the year. These provisions remain in force at the reporting date.

#### SMALL COMPANIES' EXEMPTIONS

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

By order of the Board



B D WHITE  
DIRECTOR

13.10.20...

# Pier House (Cheyne Walk) Management Limited

## UNAUDITED INCOME STATEMENT

For the year ended 25 March 2020

	<i>Notes</i>	2020 £	2019 £
<b>INCOME</b>			
Ground rents receivable		360	360
		<u>360</u>	<u>360</u>
Operating expenses		(137,781)	(27,306)
<b>EXCEPTIONAL ITEMS</b>			
(Loss)/profit on sale of storage units and car parking spaces		(20,000)	50,000
		<u>(157,421)</u>	<u>23,054</u>
<b>(LOSS)/PROFIT BEFORE TAXATION</b>			
Taxation	3	2,900	4,224
		<u>(154,521)</u>	<u>27,278</u>
<b>(LOSS)/PROFIT AFTER TAXATION</b>			

**Pier House (Cheyne Walk) Management Limited**  
**UNAUDITED STATEMENT OF FINANCIAL POSITION**  
**At 25 March 2020**

Company number: 01161099

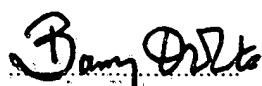
	Notes	2020 £	£	2019 £	£
FIXED ASSETS	4		25,000		45,000
CURRENT ASSETS					
Debtors	5	12,956		85	
Cash at bank and in hand		744,100		832,246	
		757,056		832,331	
CREDITORS: amounts falling due within one year	6	(230,798)		(168,652)	
NET CURRENT ASSETS		526,258		663,679	
		551,258		708,679	
Provisions	7	(4,750)		(7,650)	
NET ASSETS		546,508		701,029	
CAPITAL AND RESERVES					
Called up share capital		439		439	
Property account reserve		546,069		700,590	
SHAREHOLDERS' FUNDS		546,508		701,029	

For the year ending 25 March 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies and its 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.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements on pages 2 to 7 were approved by the board of directors and authorised for issue on 13<sup>th</sup> April 2020 and are signed on its behalf by:

  
B D WHITE  
DIRECTOR

1 ACCOUNTING POLICIES

**Basis of accounting**

Pier House (Cheyne Walk) Management Limited is a private company limited by shares registered and incorporated in England and Wales. The registered office is One, Bartholomew Close, London, EC1A 7BL.

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

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

Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

**Format**

Advantage has been taken under section 396 of the Companies Act 2006 which allows the format of accounts to be adapted to reflect the special nature of the company's business.

**Going concern**

The directors have, at the time of approving the financial statements, a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The directors have considered the potential wider economic effect of the current Covid-19 situation and having reviewed the cash projections of the company, believe that they will be able to meet the company's financial obligations for a minimum period of twelve months from the date of approval of these financial statements. As such, the accounts have been prepared on a going concern basis.

**Turnover**

Turnover represents ground rents and premiums receivable.

**Investment properties**

Investment properties are initially measured at cost and subsequently measured at fair value. Changes in fair value are recognised in profit or loss. Finance costs are capitalised and included in the valuation.

**Financial instruments**

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

**Basic financial assets**

Basic financial assets, which includes other debtors, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the financial asset is measured at the present value of the future receipts discounted at a market rate of interest.

**Impairment of financial assets**

Financial assets, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

1 ACCOUNTING POLICIES (CONTINUED)

**Derecognition of financial assets**

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

**Classification of financial liabilities and equity**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

**Basic financial liabilities**

Basic financial liabilities, including other creditors, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. They are subsequently measured at amortised cost, being the transaction price less any amounts settled.

**Derecognition of financial liabilities**

Financial liabilities are derecognised when, and only when, the company's contractual obligations are discharged, cancelled, or they expire.

**Equity instruments**

Equity instruments issued by the company are recorded at the fair value of proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

**Taxation**

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current and deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on the net basis or to realise the asset and settle the liability

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting period.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

2 EMPLOYEES

There were no employees during the current or previous year.

3 TAXATION

There is a £Nil (2019: £4,224) corporation tax credit for the year and a £2,900 deferred tax credit for the year (2019: £Nil).

The company has estimated losses of £148,301 (2019: £10,879) available for carry forward against future trading profits.

A deferred tax asset of £28,177 (2019: £1,849) has not been recognised in respect of these losses at a corporation tax rate of 19% (2019: 17%) due to uncertainty over when they will be utilised.

**Pier House (Cheyne Walk) Management Limited**  
**UNAUDITED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**For the year ended 25 March 2020**

4	<b>FIXED ASSETS</b>	<b>Investment properties</b> <b>£</b>	
	<b>VALUATION</b>		
	At 26 March 2019		45,000
	Disposals		(20,000)
	At 25 March 2020		<u>25,000</u>
5	<b>DEBTORS</b>	<b>2020</b>	<b>2019</b>
		<b>£</b>	<b>£</b>
	Amounts due from other group undertakings	12,834	-
	Other debtors	122	85
		<u>12,956</u>	<u>85</u>
6	<b>CREDITORS: amounts falling due within one year</b>	<b>2020</b>	<b>2019</b>
		<b>£</b>	<b>£</b>
	Amount owed to service charge account	225,848	159,093
	Other creditors	4,950	9,559
		<u>230,798</u>	<u>168,652</u>
7	<b>PROVISIONS</b>	<b>2020</b>	<b>2019</b>
		<b>£</b>	<b>£</b>
	Deferred tax liabilities	4,750	7,650
	The major deferred tax liabilities recognised by the company are:		
		<b>2020</b>	<b>2019</b>
		<b>£</b>	<b>£</b>
	Investment properties	4,750	7,650
		<u>4,750</u>	<u>7,650</u>
	<b>MOVEMENTS IN YEAR</b>		<b>2020</b>
			<b>£</b>
	Liability at 26 March 2019		7,650
	Credit to profit or loss		(2,900)
			<u>4,750</u>
	Liability at 25 March 2020		<u>4,750</u>



## Pier House (Cheyne Walk) Management Limited

### UNAUDITED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the year ended 25 March 2020

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#### 9 RELATED PARTY TRANSACTIONS

This comprises funds held by the managing agents, in its name but in identifiable accounts on behalf of the company. During the year, expenses totalling £12,834 (2019: £nil) were recharged to Pier House (Freehold) Limited. At 25 March 2020, the company was owed £12,834 (2019: £420 owed to) from Pier House (Freehold) Limited, which has substantially common shareholders. During the year, the company paid ground rent of £360 (2019: £360) to Pier House (Freehold) Limited. The amounts are unsecured, interest free and repayable on demand.

ACCOUNTANT'S REPORT TO THE BOARD OF DIRECTORS OF PIER HOUSE (CHEYNE WALK) MANAGEMENT LIMITED  
ON THE UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 25 MARCH 2020

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In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Pier House (Cheyne Walk) Management Limited which comprise the Income Statement, the Statement of Financial Position and the related notes as set out on pages 2 to 7 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Pier House (Cheyne Walk) Management Limited as a body, in accordance with the terms of our engagement letter dated 6 July 2020. Our work has been undertaken solely to prepare for your approval the accounts of Pier House (Cheyne Walk) Management Limited and state those matters that we have agreed to state to them in accordance with AAF 2/10 as detailed at [icaew.com/compilation](http://icaew.com/compilation). This report should not therefore be regarded as suitable to be used or relied on by any other party wishing to acquire any rights against RSM UK Tax and Accounting Limited for any purpose or in any context. Any party other than the Directors which obtains access to this report or a copy and chooses to rely on this report (or any part of it) will do so at its own risk. To the fullest extent permitted by law, RSM UK Tax and Accounting Limited will accept no responsibility or liability in respect of this report to any other party and shall not be liable for any loss, damage or expense of whatsoever nature which is caused by any person's reliance on representations in this report.

It is your duty to ensure that Pier House (Cheyne Walk) Management Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Pier House (Cheyne Walk) Management Limited under the Companies Act 2006. You consider that Pier House (Cheyne Walk) Management Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Pier House (Cheyne Walk) Management Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.

*RSM UK Tax & Accounting*

RSM UK TAX AND ACCOUNTING LIMITED

Chartered Accountants

Marlborough House

Victoria Road South

Chelmsford

Essex

CM1 1LN

16/10/20