

Company Registration No. 2753094

QUEEN'S CLUB GARDENS LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
31ST DECEMBER 2019

Registered Office - 5 Zenobia Mansions
Queen's Club Gardens
London, W14 9TD

QUEEN'S CLUB GARDENS LIMITED

REGISTERED NUMBER: 2753094 (England)

DIRECTORS' REPORT FOR THE YEAR ENDED 31ST DECEMBER 2019

The directors present their report with the financial statements of the company for the year ended 31st December 2019.

Principal Activity

The company's principal activity during the year was the management of Queen's Club Gardens, London W14.

Directors

The directors shown below have held office during the whole of the period from 1 January 2019 to the date of this report.

J J Chidson (Chairman)
M F A Derome
G R Williams
P E Fowler
P R J S Mumford
N E Brewer

Other changes in directors holding office are as follows:

M N Windebank - resigned 21 October 2019

Statement of directors' responsibilities

The directors are responsible for preparing the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included in the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

QUEEN'S CLUB GARDENS LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31ST DECEMBER 2019 Cont'd

Statement as to disclosure of information to auditors

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Auditors

The auditors, LBCo Ltd, will be proposed for re-appointment at the forthcoming Annual General Meeting.

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:

.....*G. R. Williams*.....
G R Williams - Director

Date: *15th December 2020*

QUEEN'S CLUB GARDENS LIMITED

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF QUEEN'S CLUB GARDENS LIMITED

Opinion

Qualified Opinion Arising from the Statement of Investment Property at Cost

We have audited the financial statements of Queen's Club Gardens Limited (the 'company') for the year ended 31st December 2019 which comprise the Income Statement, Balance Sheet and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

Except for the failure to reflect the fair value of the investment property, In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31st December 2019 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for qualified opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

As explained in note 2, the financial statements do not reflect the fair value of the company's investment property as required by FRS 102 Section 1A. Although that fair value would be in excess of the cost shown in the financial statements, in the absence of a valuation it is not possible to quantify the effect of the omission.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information in the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Directors has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF QUEEN'S CLUB GARDENS LIMITED Cont'd

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Directors.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Directors.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on page one, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

In common with the auditors of many other businesses of similar sizes and nature we prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

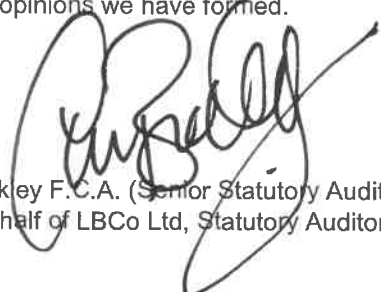
Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Dated:

15 December 2020

16 Northfields Prospect
Putney Bridge Road
London SW18 1PE


L G Lees-Buckley F.C.A. (Senior Statutory Auditor)
For and on behalf of LBCo Ltd, Statutory Auditors

QUEEN'S CLUB GARDENS LIMITED

INCOME STATEMENT

FOR THE YEAR ENDED 31ST DECEMBER 2019

| | <u>Notes</u> | 2019 £ | 2018 £ |
|--|--------------|---------------|----------------|
| TURNOVER | 3 | 41,616 | 41,358 |
| ADMINISTRATIVE EXPENSES | | <u>19,785</u> | <u>10,199</u> |
| | | 21,831 | 31,159 |
| PROFIT ON DISPOSAL OF FIXED ASSETS | | <u>0</u> | <u>105,234</u> |
| PROFIT ON ORDINARY ACTIVITIES BEFORE INTEREST | | 21,831 | 136,393 |
| INTEREST RECEIVABLE | | <u>9,407</u> | <u>7,406</u> |
| PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION | | 31,238 | 143,799 |
| TAXATION | 5 | <u>2,227</u> | <u>20,688</u> |
| PROFIT FOR THE YEAR | | <u>29,011</u> | <u>123,111</u> |

The notes on pages 7 to 9 form part of these financial statements.

QUEEN'S CLUB GARDENS LIMITED

BALANCE SHEET

AS AT 31ST DECEMBER 2019

| | <u>Notes</u> | 2019 | 2018 |
|---|--------------|-------------------------|-------------------------|
| | | £ | £ |
| <u>FIXED ASSETS</u> | | | |
| Tangible Assets | 6 | 1,127,136 | <u>1,035,378</u> |
| <u>CURRENT ASSETS</u> | | | |
| Debtors | 7 | 617,806 | 881,640 |
| Cash At Bank | | <u>1,201,438</u> | <u>1,301,234</u> |
| | | 1,819,244 | <u>2,182,874</u> |
| <u>CREDITORS</u> : amounts falling due within one year | 8 | <u>372,151</u> | <u>507,956</u> |
| NET CURRENT ASSETS | | <u>1,447,093</u> | <u>1,674,918</u> |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | 2,574,229 | 2,710,296 |
| PROVISIONS FOR LIABILITIES | 10 | <u>234,961</u> | <u>407,514</u> |
| NET ASSETS | | <u><u>2,339,268</u></u> | <u><u>2,302,782</u></u> |
| <u>CAPITAL AND RESERVES</u> | | | |
| Capital Reserves | 11 | | |
| | 12 | 136,825 | 129,350 |
| Profit And Loss Account | 12 | <u>2,202,443</u> | <u>2,173,432</u> |
| MEMBERS' FUNDS | | <u><u>2,339,268</u></u> | <u><u>2,302,782</u></u> |

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

The financial statements were approved by the Board of Directors and authorised for issue on *1st December 2020* and were signed on its behalf by:



J J CHIDSON
Chairman

The notes on pages 7 to 9 form part of these financial statements.

QUEEN'S CLUB GARDENS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2019

1. STATUTORY INFORMATION

Queen's Club Gardens Limited is a private company, limited by guarantee, registered in England. The company's registered number and registered office address can be found on the cover page to the accounts.

2. ACCOUNTING POLICIES

2.1 Basis of preparation of financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Investment Property (note 6)

In the opinion of the directors, whilst fair value at 31st December 2019 was substantially in excess of cost, the expense of carrying out a valuation would have been out of proportion to any possible value to members.

2.2 Tangible Fixed Assets and Depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Furniture & Equipment 25% straight line basis

3. TURNOVER

Turnover represents rents and fees receivable for the year.

4. PROFIT ON ORDINARY ACTIVITIES BEFORE INTEREST

| | 2019 | 2018 |
|-------------------------------------|-------|-------|
| | £ | £ |
| This is stated after charging: | | |
| Auditor's remuneration (Net of VAT) | 3,300 | 3,250 |

5. TAXATION

| | 2019 | 2018 |
|--------------------------------|-------|--------|
| | £ | £ |
| United Kingdom Corporation Tax | 2,227 | 20,688 |

6. TANGIBLE FIXED ASSETS

| | Freehold Land & Buildings £ | Furniture & Equipment £ | Total £ |
|------------------------|--------------------------------------|-------------------------------|------------------|
| Cost | | | |
| At 1st January 2019 | 1,034,778 | 5,063 | 1,039,841 |
| Additions | 92,058 | 0 | 92,058 |
| Disposals | 0 | 0 | 0 |
| At 31st December 2019 | <u>1,126,836</u> | <u>5,063</u> | <u>1,131,899</u> |
| Depreciation | | | |
| At 1st January 2019 | 0 | 4,463 | 4,463 |
| Charge for Year | 0 | 300 | 300 |
| At 31st December 2019 | <u>0</u> | <u>4,763</u> | <u>4,763</u> |
| Net Book Values | | | |
| At 31st December 2019 | <u>1,126,836</u> | <u>300</u> | <u>1,127,136</u> |
| At 31st December 2018 | <u>1,034,778</u> | <u>600</u> | <u>1,035,378</u> |

QUEEN'S CLUB GARDENS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2019

7. DEBTORS: amounts falling due within one year

| | 2019 | | 2018 | |
|-------------------------------|----------------|---------------|----------------|----------------|
| | Service Charge | Other | Total | |
| | £ | £ | £ | |
| Funds Held By Managing Agents | 449,077 | 4,980 | 454,057 | 733,349 |
| Lessee Account Balances | 6,453 | 580 | 7,033 | 11,194 |
| Other Debtors & Prepayments | 140,099 | 16,617 | 156,716 | 137,097 |
| | <u>595,629</u> | <u>22,177</u> | <u>617,806</u> | <u>881,640</u> |

8. CREDITORS: amounts falling due within one year

| | 2019 | | 2018 | |
|----------------------------|----------------|---------------|----------------|----------------|
| | Service Charge | Other | Total | |
| | £ | £ | £ | |
| Corporation Tax | 0 | 1,946 | 1,946 | 20,663 |
| Other Taxes | 280 | 0 | 280 | 480 |
| Lessee Account Balances | 221,559 | 5,378 | 226,937 | 162,979 |
| Other Creditors & Accruals | 138,829 | 4,159 | 142,988 | 323,834 |
| | <u>360,668</u> | <u>11,483</u> | <u>372,151</u> | <u>507,956</u> |

9. LESSEE SERVICE CHARGE FUNDS

During the year the company received contributions from the lessees of Queen's Club Gardens, London W14 in respect of the management of the property.

The movement of those funds during the year was as follows;

| | 2019 | | 2018 |
|---|------------------|------------------|------------------|
| | £ | £ | £ |
| Contributions Receivable From Lessees Advance Service Charge Demands | | 1,757,808 | <u>1,713,452</u> |
| Service Charge Expenditure | 1,931,878 | | 2,364,724 |
| Transfers From Reserves | <u>(172,553)</u> | | <u>(649,392)</u> |
| | 1,759,325 | | 1,715,332 |
| Interest Received, Less Provision For Taxation | <u>(1,517)</u> | | <u>(1,880)</u> |
| | | <u>1,757,808</u> | <u>1,713,452</u> |
| Due from Lessees at 31st December 2019 | | <u>0</u> | <u>0</u> |

10 EMPLOYEES AND DIRECTORS

The average number of employees during the year was nil (2018 nil).

QUEEN'S CLUB GARDENS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2019

10. PROVISIONS FOR LIABILITIES

Service Charge Reserves

| | <u>2019</u> | | | <u>2018</u> |
|---|----------------------|----------------------|--------------------|--------------------|
| | <u>Garages £</u> | <u>General £</u> | <u>Total £</u> | <u>Total £</u> |
| Reserves at 1st January | 7,447 | 400,067 | 407,514 | 1,056,906 |
| Transfer to service charge funds (Note 9) | (440) | (172,113) | (172,553) | (649,392) |
| Reserves at 31st December | <u>7,007</u> | <u>227,954</u> | <u>234,961</u> | <u>407,514</u> |

11. CAPITAL AND RESERVES

The company is limited by guarantee and has no share capital, 543 members having guaranteed £1 each.

12. RESERVES

| | <u>2019</u> | | | <u>2018</u> |
|---|-----------------------------|--|--------------------|--------------------|
| | <u>Capital Reserves</u> | <u>Profit and Loss Account</u> | <u>Total £</u> | <u>Total £</u> |
| Balance Brought Forward | 129,350 | 2,173,432 | 2,302,782 | 2,177,671 |
| Contribution received from new member during the year | 7,475 | 0 | 7,475 | 2,000 |
| Profit for the Year | 0 | 29,011 | 29,011 | 123,111 |
| Balance Carried Forward | <u>136,825</u> | <u>2,202,443</u> | <u>2,339,268</u> | <u>2,302,782</u> |

QUEEN'S CLUB GARDENS LIMITED
SUPPLEMENTARY NOTES TO THE FINANCIAL STATEMENTS
31ST DECEMBER 2019

QUEEN'S CLUB GARDENS LIMITED
DETAILED PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31ST DECEMBER 2019

| | 2019 | 2018 |
|---|----------------------|-----------------------|
| | £ | £ |
| <u>INCOME</u> | | |
| Ground Rent | 40,890 | 40,890 |
| Fees | 726 | 468 |
| TURNOVER PER STATUTORY ACCOUNTS | <u>41,616</u> | <u>41,358</u> |
| PROFIT ON GRANT OF LEASE EXTENSION TO MEMBER | <u>0</u> | <u>105,234</u> |
| | <u>41,616</u> | <u>146,592</u> |
| <u>EXPENDITURE</u> | | |
| Audit and Accountancy | 3,120 | 3,900 |
| Printing, Postage and Stationery | 807 | 286 |
| AGM Expenses | | |
| Legal and Professional | 2,400 | 1,656 |
| Printing, Postage and Stationery | 957 | 1,210 |
| Deposit written off | (2,000) | 0 |
| Prior Year AGM Printing Provision, Written Off. | 0 | (1,600) |
| Legal and Professional | 13,393 | 3,615 |
| Telephone | 59 | 51 |
| Computer and Website | 450 | 566 |
| Sundry Expenses | 299 | 215 |
| Depreciation | 300 | 300 |
| ADMINISTRATIVE EXPENSES PER STATUTORY ACCOUNTS | <u>19,785</u> | <u>10,199</u> |
| | 21,831 | 136,393 |
| Interest Receivable | <u>9,407</u> | <u>7,406</u> |
| NET PROFIT BEFORE TAX | <u><u>31,238</u></u> | <u><u>143,799</u></u> |