

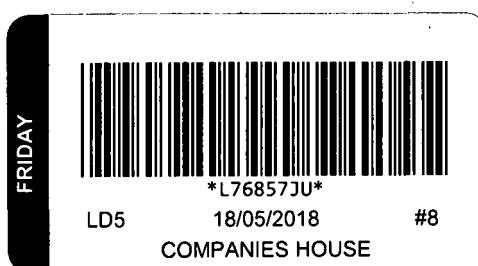
Registered number: 10338564

RUSKIN SQUARE MANAGEMENT COMPANY LIMITED

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE 16 MONTH PERIOD ENDED 31 DECEMBER 2017



RUSKIN SQUARE MANAGEMENT COMPANY LIMITED

COMPANY INFORMATION

Directors	N D H Meredith D G Gardiner J Lass
Registered number	10338564
Registered office	31 Gresham Street London EC2V 7QA
Accountants	Moore Stephens LLP 150 Aldersgate Street London EC1A 4AB

RUSKIN SQUARE MANAGEMENT COMPANY LIMITED

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RUSKIN SQUARE MANAGEMENT COMPANY LIMITED

**DIRECTORS' REPORT
FOR THE 16 MONTH PERIOD ENDED 31 DECEMBER 2017**

The directors present their report and the financial statements for the 16 month period ended 31 December 2017.

Principal activity

The principal activity of the company is the provision of management services.

The company was incorporated on 19 August 2016 and trading commenced on the same day.

Directors

The directors who served during the 16 month period were:

N D H Meredith (appointed 19 August 2016)

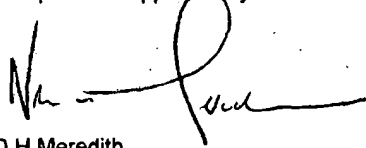
D G Gardiner (appointed 19 August 2016)

J Lass (appointed 19 August 2016)

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 18 May 2018 and signed on its behalf.



N D H Meredith
Director

RUSKIN SQUARE MANAGEMENT COMPANY LIMITED

**DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE 16 MONTH PERIOD ENDED 31 DECEMBER 2017**

The directors are responsible for preparing the Directors' report 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 profit or loss of the Company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgments 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 to 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.

RUSKIN SQUARE MANAGEMENT COMPANY LIMITED

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF
THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF RUSKIN SQUARE MANAGEMENT
COMPANY LIMITED
FOR THE 16 MONTH PERIOD ENDED 31 DECEMBER 2017**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Ruskin Square Management Company Limited for the 16 month period ended 31 December 2017 which comprise the Statement of comprehensive income, the Balance sheet and the related notes from the Company 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 Ruskin Square Management Company Limited, as a body, in accordance with the terms of our engagement letter dated 7 June 2017. Our work has been undertaken solely to prepare for your approval the financial statements of Ruskin Square Management Company Limited and state those matters that we have agreed to state to the Board of directors of Ruskin Square Management Company Limited, as a body, in this report in accordance with ICAEW Technical Release TECH07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Ruskin Square Management Company Limited and its Board of directors, as a body, for our work or for this report.

It is your duty to ensure that Ruskin Square Management Company Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit or loss of Ruskin Square Management Company Limited. You consider that Ruskin Square Management Company Limited is exempt from the statutory audit requirement for the 16 month period.

We have not been instructed to carry out an audit or review of the financial statements of Ruskin Square Management Company 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 financial statements.

Moore Stephens LLP

Moore Stephens LLP
150 Aldersgate Street
London
EC1A 4AB
18 May 2018

RUSKIN SQUARE MANAGEMENT COMPANY LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE 16 MONTH PERIOD ENDED 31 DECEMBER 2017**

	Note	16 month period ended 31 December 2017 £
Turnover	2.2	382,854
Gross profit		<u>382,854</u>
Administrative expenses		<u>(382,854)</u>
Operating profit		<u>-</u>
Profit for the financial 16 month period		<u>-</u>
Other comprehensive income for the 16 month period		<u>-</u>
Total comprehensive income for the 16 month period		<u>-</u>

The notes on pages 6 to 8 form part of these financial statements.

RUSKIN SQUARE MANAGEMENT COMPANY LIMITED
REGISTERED NUMBER: 10338664

BALANCE SHEET
AS AT 31 DECEMBER 2017

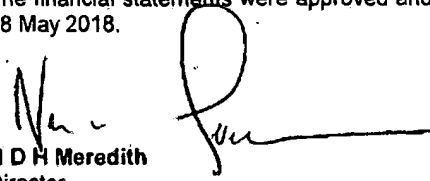
	Note	2017 £
Current assets		
Debtors: amounts falling due within one year	5	315,339
Cash at bank and in hand	6	202,370
		<u>517,709</u>
Creditors: amounts falling due within one year	7	<u>(515,709)</u>
Net current assets		<u>2,000</u>
Total assets less current liabilities		<u>2,000</u>
Net assets		<u><u>2,000</u></u>
Capital and reserves		
Called up share capital		<u>2,000</u>
		<u><u>2,000</u></u>

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the 16 month period in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 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 and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 18 May 2018.


N D H Meredith
Director

The notes on pages 6 to 8 form part of these financial statements.

RUSKIN SQUARE MANAGEMENT COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE 16 MONTH PERIOD ENDED 31 DECEMBER 2017

1. General information

Ruskin Square Management Limited is a private company, limited by shares, incorporated in the United Kingdom (registration number 10338564). The address of its registered office is 150 Aldersgate Street, London EC1A 4AB.

The principal activity of the company is the provision of management services.

These financial statements are presented in Pounds Sterling (GBP), as that is the currency in which the majority of the company's transactions are denominated. They comprise the financial statements of the company for the 16 month period ended 31 December 2017 and presented to the nearest pound.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Revenue

Revenue represents amounts invoiced to the tenants of Ruskin Square Estates for the management of the estate services of the property. Revenue is recognised to the extent that recoverable expenses have been incurred. The company is non-profit making. A surplus of income over expenditure is treated as service charge paid in advance and deducted from income. A deficit is conversely treated as service charge receivable and is added to income.

2.3 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.4 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.5 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

2.6 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

RUSKIN SQUARE MANAGEMENT COMPANY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE 16 MONTH PERIOD ENDED 31 DECEMBER 2017**

3. Judgments in applying accounting policies and key sources of estimation uncertainty

When preparing the financial statements, management is required to make estimates and assumptions which affect reported income, expenses, assets and liabilities. Use of available information and application of judgment are inherent in the formation of estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future could differ from such estimates.

Due to the simplicity of the company's year-end financial position, the Directors consider there to be no critical judgements, estimates and assumptions used in the preparation of these financial statements.

4. Employees

The average monthly number of employees, including directors, during the 16 month period was 3.

5. Debtors

	2017 £
Trade debtors	313,339
Called up share capital not paid	2,000
	<u>315,339</u>

6. Cash and cash equivalents

	2017 £
Cash at bank and in hand	202,370
	<u>202,370</u>

7. Creditors: Amounts falling due within one year

	2017 £
Trade creditors	1,960
Other taxation and social security	85,623
Other creditors	235,119
Accruals and deferred income	193,007
	<u>515,709</u>

RUSKIN SQUARE MANAGEMENT COMPANY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE 16 MONTH PERIOD ENDED 31 DECEMBER 2017**

8. Share capital

	2017 £
Allotted, called up and fully paid	
1,000 ordinary A shares of £1 each	1,000
1,000 ordinary B shares of £1 each	1,000
	2,000

On incorporation 1,000 ordinary A shares and 1,000 ordinary B shares of £1 were issued at par.

A and B shares are ranked pari passu in all aspects.

9. Related party transactions

The Director D G Gardiner is also an employee of LaSalle Investment Management, the managing agents. Management fees have been accrued in the accounts amounting to £135,635.

10. Ultimate controlling party

The ultimate controlling party is Croydon Gateway GP Limited who own 100% of the share capital.