

Company Registration No. 04134762 (England and Wales)

GRANDKNOLL PROPERTY MANAGEMENT LIMITED
(A COMPANY LIMITED BY GUARANTEE)
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2023

GRANDKNOLL PROPERTY MANAGEMENT LIMITED
(A COMPANY LIMITED BY GUARANTEE)
COMPANY INFORMATION

Directors	P Greenwood J Ede M Vanags
Secretary	Mrs Tracy OToole
Company number	04134762
Registered office	33 Station Road Rainham Gillingham ME8 7RS
Accountants	Myers Clark Egale 1 80 St Albans Road Watford Hertfordshire WD17 1DL

GRANDKNOLL PROPERTY MANAGEMENT LIMITED
(A COMPANY LIMITED BY GUARANTEE)
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GRANDKNOLL PROPERTY MANAGEMENT LIMITED
(A COMPANY LIMITED BY GUARANTEE)
DIRECTORS' REPORT
FOR THE YEAR ENDED 31 JANUARY 2023

The directors present their annual report and financial statements for the year ended 31 January 2023.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

P Greenwood
J Ede
M Vanags

Legal Status

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

Small companies exemption

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

On behalf of the board

J Ede
Director

26 June 2023

**GRANDKNOLL PROPERTY MANAGEMENT LIMITED
(A COMPANY LIMITED BY GUARANTEE)
CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE
PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF
GRANDKNOLL PROPERTY MANAGEMENT LIMITED FOR THE YEAR ENDED 31 JANUARY
2023**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Grandknoll Property Management Limited for the year ended 31 January 2023 set out on pages 3 to 4 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 <https://www.icaew.com/regulation>

This report is made solely to the Board of Directors of Grandknoll Property Management Limited, as a body, in accordance with the terms of our engagement letter dated 8 September 2016. Our work has been undertaken solely to prepare for your approval the financial statements of Grandknoll Property Management Limited and state those matters that we have agreed to state to the Board of Directors of Grandknoll Property Management Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Grandknoll Property Management Limited and its Board of Directors as a body, for our work or for this report.

It is your duty to ensure that Grandknoll Property Management 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 result of Grandknoll Property Management Limited. You consider that Grandknoll Property 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 financial statements of Grandknoll Property 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 financial statements.

Myers Clark

27 June 2023

Chartered Accountants

Egale 1
80 St Albans Road
Watford
Hertfordshire
WD17 1DL

GRANDKNOLL PROPERTY MANAGEMENT LIMITED
(A COMPANY LIMITED BY GUARANTEE)
BALANCE SHEET
AS AT 31 JANUARY 2023

	Notes	2023 £	£	2022 £	£
Net assets			-		-
			==		==
Members' funds			-		-
			==		==

For the financial year ended 31 January 2023 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

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 members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These 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 26 June 2023 and are signed on its behalf by:

J Ede
Director

Company Registration No. 04134762

GRANDKNOLL PROPERTY MANAGEMENT LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2023

1 Accounting policies

Company information

Grandknoll Property Management Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is 33 Station Road, Rainham, Gillingham, ME8 7RS.

1.1 Accounting convention

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.

1.2 Profit and loss account

The company has not traded during the year or the preceding financial period. During this time, the company received no income and incurred no expenditure and therefore no Profit and loss account is presented in these financial statements.

1.3 Status

During the year the company has acted as agent for the lessees of the property at 3-40 & 42 Lodge Wood, 1-20 & 22 Hill Rise, 1-26 Hazel Heights, 1-17 Sun Rise, 1-15, 17-35 (odds), 36-57 & 59-71 (odds) Forest Avenue, 1-24 & 26-44 (evens) Blossom Lane, 1-19 Squirrel Lane, Ashford, Kent, TN25 4GA. The funds in relation to the maintenance of the property are held in trust. As at 31 January 2023 the cash balance held on behalf of the lessees amounted to £34,617.

The company therefore has no income or expenditure in its own right in relation to the maintenance of the common parts of the property held in accordance with the governing leases. Income and expenditure arising from these transactions is shown in separate service charge accounts for the property that do not form part of the annual accounts of the company and are not filed at Companies House. The accounts can be obtained from Grandknoll Property Management Limited.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2023 Number	2022 Number
Total	-	-

3 Members' liability

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding £1.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.