

COMPANY REGISTRATION NUMBER: 0807607

WINCHBOURNE LIMITED
FILLETED UNAUDITED FINANCIAL STATEMENTS
31 DECEMBER 2018



COHEN ARNOLD
Chartered Accountants
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1075 Finchley Road
LONDON
NW11 0PU

WINCHBOURNE LIMITED

BALANCE SHEET

31 DECEMBER 2018

	Note	2018 £	2017 £
FIXED ASSETS			
Tangible assets	5	3,685,827	3,584,067
CURRENT ASSETS			
Debtors	6	439,300	408,660
Cash at bank and in hand		670	9
		<u>439,970</u>	<u>408,669</u>
CREDITORS: amounts falling due within one year	7	<u>(126,050)</u>	<u>(118,114)</u>
NET CURRENT ASSETS		<u>313,920</u>	<u>290,555</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>3,999,747</u>	<u>3,874,622</u>
CREDITORS: amounts falling due after more than one year	8	(199,036)	(199,036)
PROVISIONS			
Taxation including deferred tax	9	<u>(601,000)</u>	<u>(584,000)</u>
NET ASSETS		<u><u>3,199,711</u></u>	<u><u>3,091,586</u></u>
CAPITAL AND RESERVES			
Called up share capital		100	100
Profit and loss account		<u>3,199,611</u>	<u>3,091,486</u>
SHAREHOLDERS FUNDS		<u><u>3,199,711</u></u>	<u><u>3,091,586</u></u>

These financial statements have been prepared and delivered 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'.

In accordance with section 444 of the Companies Act 2006, the profit and loss account has not been delivered.

For the year ending 31 December 2018 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.

The balance sheet
continues on the following page.

The notes on pages 3 to 8 form part of these financial statements.

WINCHBOURNE LIMITED

BALANCE SHEET *(continued)*

31 DECEMBER 2018

These financial statements were approved by the board of directors and authorised for issue on 12 August 2019, and are signed on behalf of the board by:


.....
MR ABRAHAM GLUCK
DIRECTOR

Company registration number: 0807607

WINCHBOURNE LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2018

1. GENERAL INFORMATION

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is New Burlington House, 1075 Finchley Road, LONDON, NW11 0PU.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with Section 1A of FRS 102, '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.

Going concern

The financial statements have been prepared in accordance with the accounting principles appropriate to a going concern, as the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due, based on the net current asset position of the company and available sources of finance.

Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The directors do not consider there are any critical judgements or sources of estimation uncertainty requiring disclosure beyond the accounting policies listed below.

Turnover

Turnover is measured at the fair value of the consideration received or receivable and represents rents and charges receivable in respect of the company's investment property.

Taxation

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.

WINCHBOURNE LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
YEAR ENDED 31 DECEMBER 2018

3. ACCOUNTING POLICIES *(continued)*

Taxation *(continued)*

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.

Investment property

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition

- Investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the profit and loss account in the period that they arise; and
- No depreciation is provided in respect of investment properties applying the fair value model.

Investment property fair value is determined by the directors based on their understanding of property market conditions and the specific property concerned, using a sales valuation approach, derived from recent comparable transactions on the market, adjusted by applying discounts to reflect status of occupation and condition.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures & Fittings - 25% reducing balance

Low value items of furniture and fittings are written off in the year in which they are acquired.

Acquisitions and disposal of properties

Acquisitions and disposals are considered to have taken place at the date of legal completion and are included in the financial statements accordingly.

WINCHBOURNE LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
YEAR ENDED 31 DECEMBER 2018

3. ACCOUNTING POLICIES *(continued)*

Financial instruments

A financial asset or a financial liability is recognised only when the entity 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. Debt instruments are subsequently measured at amortised cost.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss.

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.

All other financial assets are assessed individually for impairment.

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. EMPLOYEE NUMBERS

The average number of persons employed by the company during the year amounted to 2 (2017: 2).

5. TANGIBLE ASSETS

	Freehold property £	Fixtures and fittings £	Total £
Fair value			
At 1 January 2018	3,576,300	78,323	3,654,623
Revaluations	103,700	–	103,700
At 31 December 2018	<u>3,680,000</u>	<u>78,323</u>	<u>3,758,323</u>
Depreciation			
At 1 January 2018	–	70,556	70,556
Charge for the year	–	1,940	1,940
At 31 December 2018	<u>–</u>	<u>72,496</u>	<u>72,496</u>
Carrying amount			
At 31 December 2018	<u>3,680,000</u>	<u>5,827</u>	<u>3,685,827</u>
At 31 December 2017	<u>3,576,300</u>	<u>7,767</u>	<u>3,584,067</u>

WINCHBOURNE LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
YEAR ENDED 31 DECEMBER 2018

5. TANGIBLE ASSETS *(continued)*

In accordance with the Company's stated accounting policy (see note 3) no depreciation has been provided in respect of freehold or long-leasehold properties which are held for investment purposes.

The historical cost of the properties is £152,933 (2017: £152,933).

The Company's investment properties were valued at 31 December 2018 by the directors' based on a valuation carried out by Lambert Smith Hampton, Chartered surveyors in November 2018 and on their expertise in the property market. The valuation report has been prepared in accordance with RICS Professional Standards Valuation Manual.

In the event of a realisation of the company's investment properties at an amount equal to the valuation recorded in the Financial Statements, a liability to corporation tax on chargeable gains would arise which is estimated at £601,000 (2017: £584,000) and for which a provision has been made in the Financial Statements in accordance with FRS102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

6. DEBTORS

	2018	2017
	£	£
Trade debtors	74,641	40,887
Corporation tax repayable	1,894	5,008
Other debtors	<u>362,765</u>	<u>362,765</u>
	<u>439,300</u>	<u>408,660</u>

7. CREDITORS: amounts falling due within one year

	2018	2017
	£	£
Social security and other taxes	8,444	—
Other creditors	<u>117,606</u>	<u>118,114</u>
	<u>126,050</u>	<u>118,114</u>

8. CREDITORS: amounts falling due after more than one year

	2018	2017
	£	£
Amounts owed to related undertaking	<u>199,036</u>	<u>199,036</u>

WINCHBOURNE LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
YEAR ENDED 31 DECEMBER 2018

8. CREDITORS: amounts falling due after more than one year *(continued)*

Amounts owed to the related undertaking are cross-guaranteed and are secured by legal charges over the Company's investment properties and over certain properties owned by related undertakings.

Amounts owed to the related undertaking relate to loans advanced by Belfast Nominees Ltd, the "SPV" Company which borrowed a total principal amount of £48.2m from Secure Trust Bank PLC.

The first loan tranche with a Principal amount of £43.2m bears interest at the rate of 5.01% per annum for the first 5 years and at 5.02% above 3 month Libor for the remaining term of the loan.

The second loan tranche with a Principal amount of £3m bears interest at the rate of 4.85% in addition to the Secure Trust Bank Commercial Lending Reference Rate (a variable rate which is currently 2% at the date of the agreement).

The third loan tranche with a Principal amount of £2m bears interest at the rate of 6.75% in addition to the Secure Trust Bank Commercial Lending Reference Rate (a variable rate which is currently 2% at the date of the agreement).

The above loan facilities have since been refinanced with Secure Trust, the existing lender and is now repayable in March 2024. The renewed loan facility bears a fixed interest rate of 4.2% per annum.

9. PROVISIONS

	Deferred tax
	£
At 1 January 2018	584,000
Additions	17,000
At 31 December 2018	<u>601,000</u>

The provision for deferred tax is in relation to the revaluation of investment properties.

10. CONTINGENCIES

The Company together with several Companies under common management is party to a cross-guarantee in respect of the loan facilities in a principal sum of up to £48.2m. The extent of the contingent liability as at 31 December 2018 amounted to £48m. No amounts are anticipated to become payable under the guarantees.

The Company has charged certain of its investment properties as part security for the above bank loan and overdraft facilities and the book value of the properties charged as at 31 December 2018 was £3.7m.

WINCHBOURNE LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
YEAR ENDED 31 DECEMBER 2018

11. RELATED PARTY TRANSACTIONS

Messrs A Gluck and H Gluck together with their families own a controlling interest in the Share Capital of the Company.

- (i) Management of the Company's properties, administration and Corporate services provided to the Company are carried out at normal commercial rates by Taskpoint Management Limited. During the year, £16,137 (2017: £15,217) was payable to Taskpoint Management Limited, of which Mr A Gluck is a Director.

- (ii) Other debtors include amounts due from the following Companies, of which Messrs Abraham and/or Harold Gluck are amongst the Directors:-

Amounts in excess of £5,000:-

	2018	2017
	£	£
Hilltop Estates Limited	212,548	212,548
Carmel Funeral Services Limited	21,277	21,277
AGP Limited	6,250	6,250
	<u>240,075</u>	<u>240,075</u>

For the period under review, all the above loans were interest free and repayable on demand.

- (iii) Other creditors include amounts due to a Company of which Mr Abraham Gluck is also amongst the Directors:-

Amounts in excess of £5,000:-

	2018	2017
	£	£
Gayville Investments Limited	<u>9,869</u>	<u>9,869</u>

The above loan is interest free and repayable on demand.

- (iv) Creditors more than one year includes an amount due to Belfast Nominees Ltd, whose Director is a close family member of the Director of this Company:-

Amounts in excess of £5,000

	2018	2017
	£	£
Belfast Nominees Limited	<u>199,036</u>	<u>199,036</u>

The above loan bears a fixed rate of interest and is now repayable in March 2024.