

REGISTERED NUMBER: 08424813 (England and Wales)

Unaudited Financial Statements
for the Year Ended 31st March 2017
for
Waybeck Property Management Limited

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for the year ended 31st March 2017

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Waybeck Property Management Limited

Company Information
for the year ended 31st March 2017

DIRECTORS:	W K French Mrs R M French
REGISTERED OFFICE:	74 Lairgate Beverley East Yorkshire HU17 8EU
REGISTERED NUMBER:	08424813 (England and Wales)
ACCOUNTANTS:	cbaSadofskys Chartered Accountants Princes House Wright Street Hull East Yorkshire HU2 8HX
BANKERS:	Handelsbanken 1st Floor The Hall Lairgate Beverley HU17 8HL

Abridged Balance Sheet
31st March 2017

	Notes	2017 £	2016 £
FIXED ASSETS			
Tangible assets	4	15,926	4,438
Investment property	5	<u>687,301</u>	<u>662,709</u>
		<u>703,227</u>	<u>667,147</u>
CURRENT ASSETS			
Debtors		288	-
Cash at bank		<u>62,734</u>	<u>821</u>
		63,022	821
CREDITORS			
Amounts falling due within one year		<u>(818,383)</u>	<u>(529,292)</u>
NET CURRENT LIABILITIES		<u>(755,361)</u>	<u>(528,471)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		(52,134)	138,676
CREDITORS			
Amounts falling due after more than one year	6	-	(168,000)
PROVISIONS FOR LIABILITIES		<u>(3,185)</u>	<u>(888)</u>
NET LIABILITIES		<u>(55,319)</u>	<u>(30,212)</u>
CAPITAL AND RESERVES			
Called up share capital		2	2
Retained earnings		<u>(55,321)</u>	<u>(30,214)</u>
SHAREHOLDERS' FUNDS		<u>(55,319)</u>	<u>(30,212)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st March 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

Abridged Balance Sheet - continued
31st March 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

All the members have consented to the preparation of an abridged Income Statement and an abridged Balance Sheet for the year ended 31st March 2017 in accordance with Section 444(2A) of the Companies Act 2006.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 20th December 2017 and were signed on its behalf by:

W K French - Director

Notes to the Financial Statements
for the year ended 31st March 2017

1. STATUTORY INFORMATION

Waybeck Property Management Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

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

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery	- 20% on cost
Motor vehicles	- 25% on cost
Computer equipment	- 10% to 50% on cost

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2.

Notes to the Financial Statements - continued
for the year ended 31st March 2017

4. TANGIBLE FIXED ASSETS

	Totals
	£
COST	
At 1st April 2016	12,864
Additions	19,795
Disposals	<u>(7,200)</u>
At 31st March 2017	<u>25,459</u>
DEPRECIATION	
At 1st April 2016	8,426
Charge for year	7,107
Eliminated on disposal	<u>(6,000)</u>
At 31st March 2017	<u>9,533</u>
NET BOOK VALUE	
At 31st March 2017	<u>15,926</u>
At 31st March 2016	<u>4,438</u>

5. INVESTMENT PROPERTY

	Total
	£
FAIR VALUE	
At 1st April 2016	662,709
Additions	<u>24,592</u>
At 31st March 2017	<u>687,301</u>
NET BOOK VALUE	
At 31st March 2017	<u>687,301</u>
At 31st March 2016	<u>662,709</u>

6. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN FIVE YEARS

	2017	2016
	£	£
Repayable by instalments		
Bank loans more 5 yr by instal	<u>-</u>	<u>168,000</u>

7. ULTIMATE CONTROLLING PARTY

The company is under the control of the directors.

Chartered Accountants' Report to the Board of Directors
on the Unaudited Financial Statements of
Waybeck Property Management Limited

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Abridged Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Waybeck Property Management Limited for the year ended 31st March 2017 which comprise the Abridged Income Statement, Abridged Balance Sheet and the related notes 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 within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

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

cbaSadofskys
Chartered Accountants
Princes House
Wright Street
Hull
East Yorkshire
HU2 8HX

20th December 2017

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.