

REGISTERED NUMBER: 08548921 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2017
FOR
WHITEHORSE ROAD DEVELOPMENT LTD

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FOR THE YEAR ENDED 31 MAY 2017

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WHITEHORSE ROAD DEVELOPMENT LTD

COMPANY INFORMATION
FOR THE YEAR ENDED 31 MAY 2017

DIRECTORS:

Mr M Carrozzo
Mr A Alidina

REGISTERED OFFICE:

Wrencote House
123 Croydon Hight Street
Croydon
Surrey
CR0 0XJ

REGISTERED NUMBER:

08548921 (England and Wales)

ACCOUNTANTS:

AGK Partners
Chartered Accountants
1 Kings Avenue
London
N21 3NA

STATEMENT OF FINANCIAL POSITION**31 MAY 2017**

	Notes	2017 £	£	2016 £	£
FIXED ASSETS					
Property, plant and equipment	3		3,933		4,917
Investment property	4		<u>3,000,000</u>		<u>3,000,000</u>
			3,003,933		3,004,917
CURRENT ASSETS					
Cash at bank		257,056		153,104	
CREDITORS					
Amounts falling due within one year	5	<u>184,164</u>		<u>122,791</u>	
NET CURRENT ASSETS			<u>72,892</u>		<u>30,313</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			3,076,825		3,035,230
CREDITORS					
Amounts falling due after more than one year	6		(1,501,500)		(1,592,500)
PROVISIONS FOR LIABILITIES	9		<u>(275,957)</u>		<u>(275,957)</u>
NET ASSETS			<u>1,299,368</u>		<u>1,166,773</u>
CAPITAL AND RESERVES					
Called up share capital			2		2
Fair value reserve	10		1,103,826		1,103,826
Retained earnings			<u>195,540</u>		<u>62,945</u>
			<u>1,299,368</u>		<u>1,166,773</u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 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.

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.

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 22 February 2018 and were signed on its behalf by:

Mr A Alidina - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2017

1. STATUTORY INFORMATION

Whitehorse Road Development Ltd 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 as modified by the revaluation of certain assets.

First year adoption of Financial Reporting Standard 102 (FRS 102) Section 1A

These financial statements for the year ended 31 May 2017 are the first that are prepared in accordance with FRS 102 Section 1A. The previous financial statements were prepared in accordance with UK GAAP, the date of transition to FRS 102 Section 1A is 1 June 2015.

Significant judgements and estimates

In the application of the company's accounting policies, the director is required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other estimates and associated assumptions are based on historical experience and other factors that are 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

There are no significant judgements or estimates involved in the preparation of the financial statements.

Revenue

Revenue represents rents receivable on accrual basis.

Property, property and equipment

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 reducing balance

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.

Deferred tax is provided on these gains at the rate expected to apply if the property is sold at the balance sheet date.

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 statement of financial position date.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2017

2. ACCOUNTING POLICIES - continued

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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.

Cash and cash equivalents

Cash and cash equivalents in the statement of financial position comprise cash at banks and in hand, short term deposits with an original maturity date of one month. Cash equivalents are defined as short-term, highly liquid investments that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

Financial instruments

Basic financial instruments are recognised at amortised cost, except for investments in non-convertible preference and non-puttable ordinary shares which are measured at fair value, with changes recognised in profit or loss.

Derivative financial instruments are initially recorded at cost and thereafter at fair value with changes recognised in profit or loss.

3. PROPERTY, PLANT AND EQUIPMENT

	Plant and machinery £
COST	
At 1 June 2016 and 31 May 2017	7,682
DEPRECIATION	
At 1 June 2016	2,765
Charge for year	984
At 31 May 2017	3,749
NET BOOK VALUE	
At 31 May 2017	3,933
At 31 May 2016	4,917

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 June 2016 and 31 May 2017	3,000,000
NET BOOK VALUE	
At 31 May 2017	3,000,000
At 31 May 2016	3,000,000

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2017

4. INVESTMENT PROPERTY - continued

Fair value at 31 May 2017 is represented by:

	£
Valuation in 2015	1,379,783
Cost	<u>1,620,217</u>
	<u>3,000,000</u>

If properties had not been revalued they would have been included at the following historical cost:

	2017	2016
	£	£
Cost	<u>1,620,217</u>	<u>1,620,217</u>

Investment properties were valued on an open market basis on 31 May 2017 by the directors .

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017	2016
	£	£
Bank loans and overdrafts (see note 7)	91,000	91,000
Trade creditors	34,560	-
Taxation and social security	40,634	7,519
Other creditors	<u>17,970</u>	<u>24,272</u>
	<u>184,164</u>	<u>122,791</u>

6. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2017	2016
	£	£
Bank loans (see note 7)	<u>1,501,500</u>	<u>1,592,500</u>

7. LOANS

An analysis of the maturity of loans is given below:

	2017	2016
	£	£
Amounts falling due within one year or on demand:		
Bank loans	<u>91,000</u>	<u>91,000</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>1,501,500</u>	<u>1,592,500</u>

8. SECURED DEBTS

The following secured debts are included within creditors:

	2017	2016
	£	£
Bank loans	<u>1,592,500</u>	<u>1,683,500</u>

The bank loan is secured on the investment property, by way of a fixed and floating charge by Natwest Bank plc.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2017

9. PROVISIONS FOR LIABILITIES

	2017	2016
	£	£
Deferred tax	<u>275,957</u>	<u>275,957</u>
		Deferred tax
		£
Balance at 1 June 2016		<u>275,957</u>
Balance at 31 May 2017		<u>275,957</u>

10. RESERVES

	Fair value reserve
	£
At 1 June 2016 and 31 May 2017	<u>1,103,826</u>

11. RELATED PARTY DISCLOSURES

Included in Other Creditors is an amount of £6,408 due to directors. The loan is interest free and repayable on demand.

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.