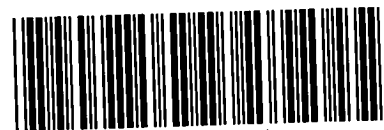


Company Registration No. 09797607 (England and Wales)

WESTMINSTER FIRE STATION LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017
PAGES FOR FILING WITH REGISTRAR

FRIDAY



L11 *L7EZMTXU* #11
21/09/2018
COMPANIES HOUSE

WESTMINSTER FIRE STATION LIMITED

COMPANY INFORMATION

Directors	Charles Anthony Wollaston Baxter Chong Chee Lui Joanna Yin Yin Gok (Appointed 2 January 2018)
Company number	09797607
Registered office	2nd Floor Melbourne House 44-46 Aldwych Quarter London WC2B 4LL
Auditor	H W Fisher & Company Acre House 11-15 William Road London NW1 3ER United Kingdom

WESTMINSTER FIRE STATION LIMITED

CONTENTS

	Page
Balance sheet	1
Notes to the financial statements	2 - 4

WESTMINSTER FIRE STATION LIMITED

BALANCE SHEET

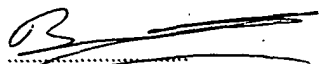
AS AT 31 DECEMBER 2017

	Notes	2017 £	2016 £
Current assets			
Stocks	2	18,732,546	12,555,561
Debtors	3	161,105	65,055
Cash at bank and in hand		49,994	40,857
		<u>18,943,645</u>	<u>12,661,473</u>
Creditors: amounts falling due within one year	4	<u>(13,111,861)</u>	<u>(12,661,472)</u>
Net current assets		5,831,784	1
Creditors: amounts falling due after more than one year	5	(5,831,783)	-
Net assets		<u>1</u>	<u>1</u>
Capital and reserves			
Called up share capital	6	<u>1</u>	<u>1</u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

These financial statements have been prepared and delivered 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 21/9/18 and are signed on its behalf by:



Charles Anthony Wollaston Baxter
Director

Company Registration No. 09797607

WESTMINSTER FIRE STATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2017

1 Accounting policies

Company information

Westminster Fire Station Limited is a private company limited by shares incorporated in England and Wales. The registered office is 2nd Floor Melbourne House, 44-46 Aldwych Quarter, London, WC2B 4LL.

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 Going concern

These financial statements are prepared on the going concern basis. The directors have a reasonable expectation that the company will continue in operational existence for the foreseeable future through the support of its shareholders.

1.3 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

1.4 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

WESTMINSTER FIRE STATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans and loans from fellow group companies, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

2 Stock of properties

	2017 £	2016 £
Stock of properties	18,732,546	12,555,561

3 Debtors

	2017 £	2016 £
Amounts falling due within one year:		
Other debtors	161,105	65,055

4 Creditors: amounts falling due within one year

	2017 £	2016 £
Trade creditors	131,436	63,938
Amounts due to group undertakings	12,284,647	12,409,850
Other creditors	-	127,500
Accruals and deferred income	695,778	60,184
	13,111,861	12,661,472

WESTMINSTER FIRE STATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

5 Creditors: amounts falling due after more than one year

	2017	2016
	£	£
Other creditors	5,831,783	-

Included in Other creditors payable in more than one year is a loan secured by a fixed charge over the freehold land and buildings known as Westminster Fire Station, being 4 Greycoat Place, London SW1P 1SB.

6 Called up share capital

	2017	2016
	£	£
Ordinary share capital		
Issued and unpaid		
1 Ordinary share of £1	1	1
	<u>1</u>	<u>1</u>

7 Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Simon Mott-Cowan.

The auditor was H W Fisher & Company.

8 Parent company

The immediate parent company is WFS1 Limited, a UK company whose registered office address is Melbourne House, 44-46 Aldwych Quarter, London, WC2B 4LL.

The ultimate parent company is Far East Orchard Limited, a quoted company based in Singapore whose address is 1 Tanglin Road #05-01, Orchard Rendezvous Hotel, Singapore 247905.