Company Registration No. 09797607 (England and Wales)

WESTMINSTER FIRE STATION LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

PAGES FOR FILING WITH REGISTRAR

WESTMINSTER FIRE STATION LIMITED

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WESTMINSTER FIRE STATION LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024		2023	
		£	£	£	£
Current assets					
Stocks	3	29,435,852		31,256,371	
Debtors	4	852,516		1,473,711	
Cash at bank and in hand		1,692,545		868,152	
		31,980,913		33,598,234	
Creditors: amounts falling due within one year	5	(52,091,691)		(49,578,847)	
Net current liabilities			(20,110,778)		(15,980,613)
Creditors: amounts falling due after more than one year	6		(772,212)		(760,919)
Net liabilities			(20,882,990)		(16,741,532)
Capital and reserves					
Called up share capital	7		1		1
Profit and loss reserves			(20,882,991)		(16,741,533)
Total equity			(20,882,990)		(16,741,532)

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 22 September 2025 and are signed on its behalf by:

Joanna Yin Yir Gok
Director

Company Registration No. 09797607

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 Acre House, 11-15 William Road, London, United Kingdom, NW1 3ER.

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

As at 31 December 2024, the company is in a deficit position of £20,882,990. During the year, the company continues to market the property for sale. The financial statements are preparec on a going concern basis as a group company has confirmed its intention to provide continuing support to :he company to enable it to meet its liabilities to third party creditors for a period of at least twelve months from the date of approval of these financial statements. The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus, the directors continue to adopt the going concern basis of accounting in preparing these financial statements.

1.3 Stocks

Stocks comprising of property under development are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials, interest on loans advanced for the development 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 instrumerts 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.

1 Accounting policies **(Continued)**

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.

Basic financial liabilities

Basic financial liabilities, including creditors 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 paymen ts 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. A mounts 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.

1.5 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received.

1.6 Taxation

The tax expense represents the sum of the tax currently payable.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

1.7 Leases

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

1.8 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

2 Employees

There were no employees in the company in the current or previous year.

3 Stock of properties

	2024	2023
	£	£
Stock of properties	29,435,852	31,256,371

During the financial year, an impairment charge of £1,820,519 (2023: £4,549,255) was recorded against stock of properties. Included within stock is capitalised interest of £4,081,652 (2023: £4,334,090).

4 Debtors and prepayments

	2024	2023
Amounts falling due within one year:	£	£
Trade debtors	290,325	161,687
Other debtors	1,614	6,568
Prepayments and accrued income	560,577	1,305,456
	852,516	1,473,711

5 Creditors: amounts falling due within one year

	2024	2023
	£	£
Trade creditors	7,727	25,002
Amounts owed to group undertakings	51,726,085	49,257,856
VAT payable	84,056	15,429
Accruals	273,823	280,560
	52,091,691	49,578,847

Included in amounts owed to group undertakings 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 Creditors: amounts falling due after more than one year

	2024	2023
	£	£
Other creditors	772,212	760,919

Other creditors falling due after more than one year represents tenancy deposits.

7 Called up share capital

	2024	2023
	£	£
Ordinary share capital		
Issued and unpaid		
1 Ordinary share of £1	1	1
	1	1

8 Operating lease commitments - lessor

The Company leases out a restaurant space and apartment units to non-related parties. The lease is classified as an operating lease because the risk and rewards incidental to the ownership of the asset s not substantially transferred.

Undiscounted lease payments from the operating lease to be received after the reporting period are as follows:

	2024	2023
	£	£
Not later than one year	1,157,305	1,302,805
Later than one year and not later than five years	3,015,054	4,941,653
Later than five years	742,860	7,204,815
	4,915,219	13,449,273

9 Parent company

The immediate holding company is WFS 1 Limited, a company incorporated in England and Wales. The intermediate holding company is Far East Orchard Limited, a quoted company based in Singapore whose registered office address is 6 Eu Tong Sen Street, #04-28, The Central, Singapore 059817. The ultimate holding company is Far East Organization Pte. Ltd., based in Singapore.

The company is a subsidiary of Far East Orchard Limited, a quoted company based in Singapore which prepares consolidated financial statements for public use.

10 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 HW Fisher Audit.

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.