

Company Registration No. 03092020 (England and Wales)

WATERBROOK PROPERTIES LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 1 OCTOBER 2018
FILLETED ACCOUNTS

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Chartered Accountants**

WATERBROOK PROPERTIES LIMITED

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WATERBROOK PROPERTIES LIMITED

BALANCE SHEET

AS AT 1 OCTOBER 2018

		2018		2017	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	3		5,629		7,401
Investment properties	4		914,805		914,805
Investments	5		221,496		221,496
			<u>1,141,930</u>		<u>1,143,702</u>
Current assets					
Debtors	6	7,505		12,230	
Cash at bank and in hand		3,184,149		3,266,586	
		<u>3,191,654</u>		<u>3,278,816</u>	
Creditors: amounts falling due within one year	7	<u>(6,081)</u>		<u>(8,815)</u>	
Net current assets			<u>3,185,573</u>		<u>3,270,001</u>
Total assets less current liabilities			<u><u>4,327,503</u></u>		<u><u>4,413,703</u></u>
Capital and reserves					
Called up share capital	8		10,000		10,000
Profit and loss reserves			<u>4,317,503</u>		<u>4,403,703</u>
Total equity			<u><u>4,327,503</u></u>		<u><u>4,413,703</u></u>

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

For the financial year ended 1 October 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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.

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 3 December 2018 and are signed on its behalf by:

Ms S M Davis
Director

Company Registration No. 03092020

WATERBROOK PROPERTIES LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 1 OCTOBER 2018

	Share capital	Profit and loss reserves	Total
Notes	£	£	£
Balance at 2 October 2016	10,000	4,484,311	4,494,311
Year ended 1 October 2017:			
Loss and total comprehensive income for the year	-	(20,608)	(20,608)
Dividends	-	(60,000)	(60,000)
Balance at 1 October 2017	10,000	4,403,703	4,413,703
Year ended 1 October 2018:			
Loss and total comprehensive income for the year	-	(31,200)	(31,200)
Dividends	-	(55,000)	(55,000)
Balance at 1 October 2018	10,000	4,317,503	4,327,503

WATERBROOK PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 1 OCTOBER 2018

1 Accounting policies

Company information

Waterbrook Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is 5th Floor, Tavistock House South, Tavistock Square, London, WC1H 9LG.

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 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures, fittings & equipment	15% reducing balance
Computer equipment	25% reducing balance
Motor vehicles	25% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1.3 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the profit and loss account.

1.4 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.5 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

WATERBROOK PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 1 OCTOBER 2018

1 Accounting policies

(Continued)

1.6 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.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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.

1.7 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

WATERBROOK PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 1 OCTOBER 2018

1 Accounting policies (Continued)

1.8 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.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 1 (2017: 1)

3 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 2 October 2017 and 1 October 2018	55,803
Depreciation and impairment	
At 2 October 2017	48,402
Depreciation charged in the year	1,772
At 1 October 2018	50,174
Carrying amount	
At 1 October 2018	5,629
At 1 October 2017	7,401

4 Investment property

	2018 £
Fair value	
At 2 October 2017 and 1 October 2018	914,805

Two properties are held for rental and there is another in the process of acquisition for which a deposit has been paid. As the properties were purchased in the last three years cost price is still considered a fair approximation to market value.

5 Fixed asset investments

	2018 £	2017 £
Investments	221,496	221,496

WATERBROOK PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 1 OCTOBER 2018

6 Debtors	2018	2017
	£	£
Amounts falling due within one year:		
Other debtors	7,505	12,230
	<u>7,505</u>	<u>12,230</u>
7 Creditors: amounts falling due within one year	2018	2017
	£	£
Other taxation and social security	295	184
Other creditors	5,786	8,631
	<u>6,081</u>	<u>8,815</u>
8 Called up share capital	2018	2017
	£	£
Ordinary share capital		
Issued and fully paid		
5,000 Ordinary 'A' of £1 each	5,000	5,000
5,000 Ordinary 'B' of £1 each	5,000	5,000
	<u>10,000</u>	<u>10,000</u>
9 Related party transactions		
Included within creditors is a balance of £nil (2017: £nil) due to the director Ms S M Davis.		
10 Control		
The company is controlled by Ms S M Davis by virtue of her shareholding and being a director.		

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.