

**REGISTERED NUMBER: 01705939 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016**

**FOR**

**WOODLAND INVESTMENT MANAGEMENT LIMITED**

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**FOR THE YEAR ENDED 31 DECEMBER 2016**

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**WOODLAND INVESTMENT MANAGEMENT LIMITED**

**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**

**DIRECTORS:**

A T Hanton  
R J Brien

**SECRETARY:**

B J Hanton

**REGISTERED OFFICE:**

19 Half Moon Lane  
London  
SE24 9JU

**REGISTERED NUMBER:**

01705939 (England and Wales)

**ACCOUNTANTS:**

Peter Jarman LLP  
trading as  
Peter Jarman & Company  
1 Harbour House  
Harbour Way  
Shoreham by Sea  
West Sussex  
BN43 5HZ

**BALANCE SHEET**  
**31 DECEMBER 2016**

	Notes	2016 £	2015 £
<b>FIXED ASSETS</b>			
Tangible assets	3	1,106,904	1,132,149
Investments	4	<u>3,371,386</u>	<u>7,613,169</u>
		<u>4,478,290</u>	<u>8,745,318</u>
<b>CURRENT ASSETS</b>			
Stocks		8,628,339	7,671,935
Debtors	5	698,619	275,976
Cash at bank		<u>292,958</u>	<u>29,886</u>
		<u>9,619,916</u>	<u>7,977,797</u>
<b>CREDITORS</b>			
Amounts falling due within one year	6	<u>(72,997)</u>	<u>(1,663,378)</u>
<b>NET CURRENT ASSETS</b>		<u>9,546,919</u>	<u>6,314,419</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>14,025,209</b>	<b>15,059,737</b>
<b>CREDITORS</b>			
Amounts falling due after more than one year	7	(764,636)	(800,001)
<b>PROVISIONS FOR LIABILITIES</b>		<u>(99,839)</u>	<u>(325,406)</u>
<b>NET ASSETS</b>		<u><u>13,160,734</u></u>	<u><u>13,934,330</u></u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		11	11
Retained earnings		<u>13,160,723</u>	<u>13,934,319</u>
<b>SHAREHOLDERS' FUNDS</b>		<u><u>13,160,734</u></u>	<u><u>13,934,330</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2016 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)

**BALANCE SHEET - continued**  
**31 DECEMBER 2016**

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 18 September 2017 and were signed on its behalf by:

A T Hanton - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2016**

**1. STATUTORY INFORMATION**

Woodland Investment 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.

**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.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**Tangible fixed assets**

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

Land and buildings	- 2% on cost
Plant and machinery etc	- 25% on reducing balance

**Investments in subsidiaries**

Investments in subsidiary undertakings are recognised at cost.

**Stocks**

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

**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.

**Foreign currencies**

Assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are translated into sterling at the rate of exchange ruling at the date of transaction. Exchange differences are taken into account in arriving at the operating result.

**Fixed asset investments**

Investments in shares are included at fair value.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**

**3. TANGIBLE FIXED ASSETS**

	Land and buildings £	Plant and machinery etc £	Totals £
<b>COST</b>			
At 1 January 2016 and 31 December 2016	<u>1,240,894</u>	<u>7,204</u>	<u>1,248,098</u>
<b>DEPRECIATION</b>			
At 1 January 2016	110,454	5,495	115,949
Charge for year	<u>24,818</u>	<u>427</u>	<u>25,245</u>
At 31 December 2016	<u>135,272</u>	<u>5,922</u>	<u>141,194</u>
<b>NET BOOK VALUE</b>			
At 31 December 2016	<u>1,105,622</u>	<u>1,282</u>	<u>1,106,904</u>
At 31 December 2015	<u>1,130,440</u>	<u>1,709</u>	<u>1,132,149</u>

**4. FIXED ASSET INVESTMENTS**

	Shares in group undertakings £	Other investments £	Totals £
<b>COST OR VALUATION</b>			
At 1 January 2016	-	7,613,169	7,613,169
Additions	100	2,125,834	2,125,934
Disposals	-	(5,547,787)	(5,547,787)
Revaluations	-	(819,930)	(819,930)
At 31 December 2016	<u>100</u>	<u>3,371,286</u>	<u>3,371,386</u>
<b>NET BOOK VALUE</b>			
At 31 December 2016	<u>100</u>	<u>3,371,286</u>	<u>3,371,386</u>
At 31 December 2015	<u>-</u>	<u>7,613,169</u>	<u>7,613,169</u>

Cost or valuation at 31 December 2016 is represented by:

	Shares in group undertakings £	Other investments £	Totals £
Valuation in 2014	-	2,273,540	2,273,540
Valuation in 2015	-	(648,221)	(648,221)
Valuation in 2016	-	(819,930)	(819,930)
Cost	<u>100</u>	<u>2,565,897</u>	<u>2,565,997</u>
	<u>100</u>	<u>3,371,286</u>	<u>3,371,386</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**

**5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2016</b>	2015
	£	£
Other debtors	<u><b>698,619</b></u>	<u>275,976</u>

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2016</b>	2015
	£	£
Bank loans and overdrafts	<b>57,900</b>	57,900
Payments on account	-	276,736
Taxation and social security	-	369,942
Other creditors	<u><b>15,097</b></u>	<u>958,800</u>
	<u><b>72,997</b></u>	<u>1,663,378</u>

**7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>2016</b>	2015
	£	£
Bank loans	<u><b>764,636</b></u>	<u>800,001</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loan	<u><b>533,036</b></u>	<u>568,401</u>

**8. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>2016</b>	2015
	£	£
Bank loans	<u><b>822,536</b></u>	<u>857,901</u>

The bank loan taken out in 2011 at £400,000 is a 10 years interest only loan and attracts interest at 5.3%. The bank loan is secured on the company's assets.

The company also took out a loan of £606,000 in 2011 and this loan is a 15 years repayment loan with a fixed interest of 5.1%. This bank loan is secured on the assets of the company.



**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**

**9. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES**

The following advances and credits to a director subsisted during the years ended 31 December 2016 and 31 December 2015:

	<b>2016</b>	<b>2015</b>
	<b>£</b>	<b>£</b>
<b>A T Hanton</b>		
Balance outstanding at start of year	<b>789</b>	132,997
Amounts advanced	-	789
Amounts repaid	<b>(789)</b>	(132,997)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>-</u>	<u>789</u>

**10. RELATED PARTY DISCLOSURES**

During the year, the company loaned Dulwich Storage Company Ltd. £195,000. A T Hanton, the company's director is also a director in Dulwich Storage Company Ltd. This amount is still outstanding as at the year end.

During the previous year, the company borrowed £954,000 from Giant Games Limited . AT Hanton, the company's director is also a director and controlling shareholder in Giant Games Limited. £954,000 was repaid during the year and therefore there are no amounts outstanding as at the year end.

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.