

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

FOR

WOODLAND INVESTMENT MANAGEMENT LIMITED

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FOR THE YEAR ENDED 31 DECEMBER 2019

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WOODLAND INVESTMENT MANAGEMENT LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2019

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 2019

	Notes	2019 £	2018 £
FIXED ASSETS			
Tangible assets	4	1,031,709	1,056,708
Investments	5	<u>16,393,695</u>	<u>9,556,748</u>
		<u>17,425,404</u>	<u>10,613,456</u>
CURRENT ASSETS			
Stocks		9,881,641	10,311,126
Debtors	6	32,056	1,500
Cash at bank		<u>1,360,773</u>	<u>28,358</u>
		11,274,470	10,340,984
CREDITORS			
Amounts falling due within one year	7	<u>(3,480,287)</u>	<u>(1,731,024)</u>
NET CURRENT ASSETS		<u>7,794,183</u>	<u>8,609,960</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		25,219,587	19,223,416
PROVISIONS FOR LIABILITIES		<u>(616,809)</u>	<u>(131,276)</u>
NET ASSETS		<u>24,602,778</u>	<u>19,092,140</u>
CAPITAL AND RESERVES			
Called up share capital		11	11
Fair value reserve	8	2,533,530	463,482
Retained earnings		<u>22,069,237</u>	<u>18,628,647</u>
		<u>24,602,778</u>	<u>19,092,140</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2019 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 2019

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

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 and authorised for issue on 25 September 2020 and were signed on its behalf by:

A T Hanton - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

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 Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" 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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2018 - 2) .

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2019

4. TANGIBLE FIXED ASSETS

	Land and buildings £	Plant and machinery etc £	Totals £
COST			
At 1 January 2019 and 31 December 2019	<u>1,240,894</u>	<u>7,204</u>	<u>1,248,098</u>
DEPRECIATION			
At 1 January 2019	184,908	6,482	191,390
Charge for year	<u>24,818</u>	<u>181</u>	<u>24,999</u>
At 31 December 2019	<u>209,726</u>	<u>6,663</u>	<u>216,389</u>
NET BOOK VALUE			
At 31 December 2019	<u>1,031,168</u>	<u>541</u>	<u>1,031,709</u>
At 31 December 2018	<u>1,055,986</u>	<u>722</u>	<u>1,056,708</u>

5. FIXED ASSET INVESTMENTS

	Shares in group undertakings £	Other investments £	Totals £
COST OR VALUATION			
At 1 January 2019	100	9,556,648	9,556,748
Additions	-	6,589,805	6,589,805
Disposals	(100)	(2,308,373)	(2,308,473)
Revaluations	-	2,555,615	2,555,615
At 31 December 2019	<u>-</u>	<u>16,393,695</u>	<u>16,393,695</u>
NET BOOK VALUE			
At 31 December 2019	<u>-</u>	<u>16,393,695</u>	<u>16,393,695</u>
At 31 December 2018	<u>100</u>	<u>9,556,648</u>	<u>9,556,748</u>

Cost or valuation at 31 December 2019 is represented by:

	Other investments £
Valuation in 2014	2,273,540
Valuation in 2015	(648,221)
Valuation in 2016	(819,930)
Valuation in 2017	1,010,714
Valuation in 2018	(1,221,481)
Valuation in 2019	2,555,615
Cost	<u>13,243,458</u>
	<u>16,393,695</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2019

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019	2018
	£	£
Other debtors	<u>32,056</u>	<u>1,500</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019	2018
	£	£
Bank loans and overdrafts	-	271,472
Taxation and social security	797,937	654,052
Other creditors	<u>2,682,350</u>	<u>805,500</u>
	<u>3,480,287</u>	<u>1,731,024</u>

8. RESERVES

	Fair value reserve £
At 1 January 2019	463,482
Movements in the year	<u>2,070,048</u>
At 31 December 2019	<u>2,533,530</u>

9. RELATED PARTY DISCLOSURES

During the year, the company loaned Dulwich Storage Company Ltd. £1,000,000 (2018:£0). This amount is still outstanding as at the year end.

A T Hanton, the company's director is also a director in Dulwich Storage Company Ltd

During the year, the company also loaned £1,675,000 (2018:£800,000) to Giant Games Limited. This amount is still outstanding as at the year end.

A T Hanton, the company's director is also a director and controlling shareholder in Giant Games Limited.

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.