

**Registered number: 01821516**

**THAMES HAVEN (WATERSIDE) LIMITED**

**UNAUDITED**

**REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2017**

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**Directors**

Quay Management (Waterside) Limited  
Beaufort Court Management (Waterside) Limited  
Ensign House Management (Waterside) Limited  
Jemstock Properties Limited (resigned 25 August 2016)  
I Lerner (appointed 11 April 2016)  
Investin Quay House Limited (appointed 27 April 2016)  
P B Holliday (resigned 11 April 2016)

**Company Secretary**

Alliance Managing Agents Limited

**Company Number**

01821516

**Registered Office**

c/o Alliance Managing Agents Limited  
6 Cochrane House  
Admirals Way  
London  
E14 9UD

**Accountants**

PKF Littlejohn LLP  
Chartered Accountants  
1 Westferry Circus  
Canary Wharf  
London E14 4HD

The Directors present their Report together with the unaudited Financial Statements for the year ended 31 March 2017.

**Principal activity**

The principal activity of the Company during the year was the management of the communal areas at a development in South Quay, London E14.

Service charges collected are held for the purpose of meeting the costs of managing the estate. The principal activity of the Company is non-profit making.

**Directors**

The Directors during the year were as follows:

Ian Lerner (appointed 11 April 2016)  
Investin Quay House Limited (appointed 27 April 2016)  
Quay Management (Waterside) Limited  
Beaufort Court Management (Waterside) Limited  
Ensign House Management (Waterside) Limited  
Jemstock Properties Limited (resigned 25 August 2016)  
P B Holliday (resigned 11 April 2016)

In preparing this report, the Directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on.....5:12:17..... and signed on its behalf.

  
I Lerner  
Director

The Directors are responsible for preparing the Directors' Report and financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the surplus or deficit of the Company for that period. In preparing these financial statements the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the Financial Statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**THAMES HAVEN (WATERSIDE) LIMITED****INCOME AND EXPENDITURE ACCOUNT  
YEAR ENDED 31 MARCH 2017**

	Note	2017	2016
		£	£
<b>Service Charge Income</b>	2.2	274,245	213,717
Service charge expenditure		(303,007)	(250,591)
		<hr/>	<hr/>
<b>Deficit</b>		(28,762)	(36,874)
Other operating income		50,201	16,718
Other operating expenses		(5,530)	(1,270)
Tax on profit on ordinary activities	4	(10,040)	(3,344)
		<hr/>	<hr/>
<b>Surplus/(Deficit) for the Financial Year</b>		5,869	(24,770)
		<hr/>	<hr/>

The accounting policies and notes on pages 6 to 8 form part of these financial statements.


	Note	£	2017	£	2016	£
<b>Current Assets</b>						
Cash at bank	5	36,016			42,199	
Debtors	6	60,085			36,611	
Creditors: amounts falling due within one year	7	(85,664)			(74,242)	
<b>Net Current Assets</b>			<b>10,437</b>		<b>4,568</b>	
<b>Net Assets</b>			<b>10,437</b>		<b>4,568</b>	
<b>Capital and Reserves</b>						
Called-up share capital	8		5		5	
Reserves	9		10,432		4,563	
			<b>10,437</b>		<b>4,568</b>	

The Directors consider that the Company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Act.

The Directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the Company as at 31 March 2017 and of its surplus for the year in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the Company.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and in accordance with Section 1A Financial Reporting Standard 102.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on ..... 8 ..... 12 ..... 2017.

  
I Lerner  
Director

The accounting policies and notes on pages 6 to 8 form part of these financial statements.

**1. General Information**

Thames Haven (Waterside) Limited ("the Company") is a private Company limited by shares and is incorporated and domiciled in England. The address of the registered office is c/o Alliance Managing Agents, 6 Cochrane House, Admirals Way, London, E14 9UD.

The financial statements are presented in sterling which is the functional currency of the Company.

**2. Accounting Policies****2.1 Basis of Preparation of Financial Statements**

The Financial Statements have been prepared under the historical cost convention, and in accordance with Section 1A of Financial Reporting Standard 102, and the relevant accounting principles contained within Financial Reporting Exposure Draft 50 (FRED 50).

Under FRED 50 management companies are considered to act as principals in transactions with third party suppliers and as such the income and expenditure account should reflect this activity to give a true and fair view.

The format of the Profit and Loss Account has been changed in accordance with the Companies Act 2006 Statutory Instrument 2008/409 to reflect the special nature of the Company's business. The business of the Company is to manage the common parts of the estate situated at Thames Haven, London E14. The Company is non-profit making and any surplus of income over expenditure is repaid to the leaseholders. Similarly, any excess of expenditure over income is recovered from the leaseholders.

The Company transitioned to FRS 102 Section 1A on 1 April 2015. For the previous financial year, the Company applied Financial Reporting Standard for Smaller Entities 2015. No adjustments have been necessary to the prior period figures or disclosures as a result of the change in financial reporting framework.

**2.2 Service Charge Income**

Service charge income represents amounts receivable from leaseholders for the maintenance and servicing of the common parts of the estate.

Service charge income is accounted for on a quarterly basis as service charge expenditure is incurred. Any element of the service that relates to a future period is deferred to that period.

**2.3 Debtors**

Short term debtors are measured at transaction price, less any impairment.

**2.4 Creditors**

Short term creditors are measured at transaction price.

**3. Employees**

There were no employees, other than the directors, during the year (2016: Nil)



**4. Taxation**

	2017 £	2016 £
Taxation charge at 20% (2016 – 20%)	10,040	3,344
	<u>          </u>	<u>          </u>

**5. Cash at Bank and in Hand**

Bank balances are held within client bank accounts operated by Alliance Managing Agents Limited.

**6. Debtors**

	2017 £	2016 £
Trade debtors	36,535	16,229
Other debtors	23,549	20,381
	<u>          </u>	<u>          </u>
	60,084	36,610
	<u>          </u>	<u>          </u>

**7. Creditors**

Trade creditors	58,095	49,056
Taxation and social security	10,040	3,344
Other creditors	17,529	21,842
	<u>          </u>	<u>          </u>
	85,664	74,242
	<u>          </u>	<u>          </u>

**8. Share Capital**

Allotted, called up and fully paid		
5 Ordinary shares of £1 each	5	5
	<u>          </u>	<u>          </u>

**9. Reserves**

	<b>Reserves £</b>
At 1 April 2016	4,563
Deficit for the Financial Year – Ordinary Expenditure	(27,006)
Deficit for the Financial Year – Major Works	(1,756)
Surplus for the financial year – Non service charge	34,631
	<hr/>
At 31 March 2017	10,432
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The reserves belong to the Service Charge and are not distributable to the Shareholders.

**10. Related Party Transactions**

Thames Haven (Waterside) Limited incurred cost in respect of estate charges for the year with the following Directors of the Company.

	<b>2017 £</b>	<b>2016 £</b>
Quay Management (Waterside) Limited	59,112	45,571
Jemstock Limited	66,061	50,929
Beaufort Court (Waterside) Limited	52,400	40,397
Ensign House Management (Waterside) Limited	55,994	43,168
Investin Quay House Limited	30,678	23,652

**11. Ultimate Controlling Party**

In the opinion of the Directors, there is no ultimate controlling party.

**12. First time adoption of Section 1A FRS 102**

The policies adopted under the entity's previous accounting framework are not materially different to Section 1A FRS 102 and have not impacted on reserves or surplus or deficit.