

Registered number: 01821516

THAMES HAVEN (WATERSIDE) LIMITED

UNAUDITED

REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

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Directors

A J Baylis
Beaufort Court Management (Waterside) Limited
Quay Management (Waterside) Limited
Ensign House Management (Waterside) Limited
Investin Quay House Limited (Resigned 23 September 2019)
Quay House Admirals Way Land Limited
(Appointed 10 June 2020)

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
15 Westferry Circus
Canary Wharf
London E14 4HD

The Directors present their Report together with the unaudited Financial Statements for the year ended 31 March 2020.

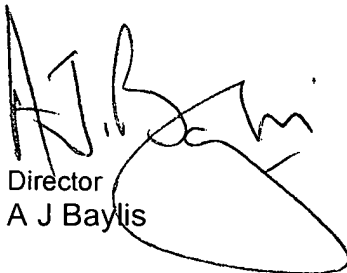
Directors

The Directors during the year were as follows:

A J Baylis
Beaufort Court Management (Waterside) Limited
Quay Management (Waterside) Limited
Ensign House Management (Waterside) Limited
Investin Quay House Limited (Resigned 23 September 2019)

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 15 October 2020 and signed on its behalf.



Director
A J Baylis

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 2020

	2020	2019 Restated
	£	£
Service Charge Income	313,310	288,280
Service charge expenditure	(331,839)	(328,749)
	<hr/>	<hr/>
Deficit	(18,529)	(40,469)
Other operating income	72,300	87,800
Other operating expenses	(72,315)	(17,661)
Tax on profit on ordinary activities	3,483	(15,257)
	<hr/>	<hr/>
Surplus / (Deficit) for the Financial Year	15,061	14,413
	<hr/>	<hr/>

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

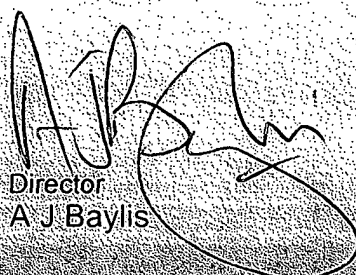
	Note	2020		2019 Restated	
		£	£	£	£
Current Assets					
Cash at bank	4	38,123		38,193	
Debtors	5	103,726		94,260	
Creditors: amounts falling due within one year	6	(102,492)		(78,035)	
Net Current Assets			39,357		54,418
Net Assets			39,357		54,418
Capital and Reserves					
Called-up share capital	7		5		5
Reserves	8		39,352		54,413
			39,357		54,418

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 2020 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 15 October 2020.


Director
A J Baylis

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 maybe repaid to the leaseholders. Similarly, any excess of expenditure over income is recovered from the leaseholders.

2.2 Going Concern

The Directors have performed an assessment over the Company's ability to continue as a going concern for a period of at least 12 months from the date of the approval of these financial statements. Having prepared forecasts based on current resources and assessing the possible impact of COVID-19, the Directors believe the Company has sufficient resources to meet its obligations for a period of 12 months from the date of approval of these financial statements. Thus, they continue to adopt the going concern basis of accounting in preparing the annual financial statements

2.3 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.

2.4 Debtors

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

2.5 Creditors

Short term creditors are measured at transaction price.

3. Employees

There were no employees other than the directors during the year (2019: Nil)

THAMES HAVEN (WATERSIDE) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

4. Cash at Bank and in Hand

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

5. Debtors

	2020 £	2019 Restated £
Trade debtors	68,333	70,784
Other debtors	35,393	23,476
	<u>103,726</u>	<u>94,260</u>

6. Creditors

Trade creditors	75,405	29,938
Taxation and social security	9,272	15,257
Other creditors	17,815	32,840
	<u>102,492</u>	<u>78,035</u>

7. Share Capital

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

8. Reserves

	Reserves £
At 1 April 2019 – Restated	54,413
Deficit for the Financial Year – Ordinary Expenditure	(28,529)
Surplus for the Financial Year – Major Works	10,000
Surplus for the financial year – Non-service charge	3,468
	<u>39,352</u>
At 31 March 2020	<u>39,352</u>

The reserves belong to the Service Charge and are not distributable to the Shareholders.

9. Related Party Transactions

Thames Haven (Waterside) Limited incurred costs in respect of estate charges for the year with the Shareholders of the Company, and billed service charges as follows;

	2020 £	2019 £
Quay Management (Waterside) Limited	70,087	64,488
Jemstock Properties Limited	78,328	72,070
Beaufort Court (Waterside) Limited	62,129	57,166
Ensign House Management (Waterside) Limited	66,390	61,087
Investin Quay House Limited	36,375	33,469

With respect to the amount billed to Investin Quay House Limited, £10,482 was written off as a bad debt in the year and has been included in service charge expenditure.

10. Ultimate Controlling Party

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

11. Future Works

Thames Haven is responsible for maintaining the dock wall within the estate and has received a condition survey for this that states that a future provision of £500,000.00 is needed. These works are not immediately required.

12. Post balance sheet events

The Coronavirus outbreak is a global situation which has developed post the balance sheet date. For the Company's 31 March 2020 financial statements, the Coronavirus outbreak and the related impacts are considered non-adjusting events. Consequently, there is no impact on the recognition and measurement of assets and liabilities.

13. Prior period adjustment

An adjustment was made to restate 'other operating income' in respect of an invoice for licence fees for £7,500, relating to the quarter ended March 2019 that was not accounted for in the financial statements for the year ended 31 March 2019. Accrued income has been restated in respect of this adjustment. The effect of the prior year adjustment is summarised as follows;

	As previously stated	Prior year adjustment	As restated
Other income	80,300	7,500	87,800
Accrued income	15,976	7,500	23,476

Chartered Accountants' Report to the Board of Directors on the preparation of the Unaudited Statutory Financial Statements of Thames Haven (Waterside) Limited for the year ended 31 March 2020.

In order to assist you to fulfill your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Thames Haven (Waterside) Limited for the year ended 31 March 2020 which comprise the Income and Expenditure, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at icaew.com/en/members/regulations-standards-and-guidance.

This report is made solely to the Board of Directors of Thames Haven (Waterside) Limited, as a body, in accordance with the terms of our engagement letter dated 16 May 2019. Our work has been undertaken solely to prepare, for your approval, the financial statements of Thames Haven (Waterside) Limited and state those matters that we have agreed to state to the Board of Directors of Thames Haven (Waterside) Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Thames Haven (Waterside) Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Thames Haven (Waterside) Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Thames Haven (Waterside) Limited. You consider that Thames Haven (Waterside) Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Thames Haven (Waterside) Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

PKF Littlejohn

PKF Littlejohn LLP

Chartered Accountants
15 Westferry Circus
Canary Wharf
London
E14 4HD

Date 9 November 2020