

**Registered number: 01821516**

**THAMES HAVEN (WATERSIDE) LIMITED**

**UNAUDITED**

**REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2022**

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	Page
<b>Company Information</b>	<b>1</b>
<b>Report of the Directors</b>	<b>2</b>
<b>Statement of Directors' Responsibilities</b>	<b>3</b>
<b>Income and Expenditure Account</b>	<b>4</b>
<b>Balance Sheet</b>	<b>5</b>
<b>Accounting Policies and Notes to Financial Statements</b>	<b>6-8</b>
 The following pages do not form part of the statutory financial statements:	
<b>Accountant's Report on the Preparation of the Unaudited Statutory Financial Statements</b>	<b>9</b>
<b>Service Charge Income and Expenditure Account</b>	<b>10-11</b>
<b>Accountant's Report on Factual Findings of Service Charge Expenditure</b>	<b>12</b>
<b>Service Charge Allocation</b>	<b>13</b>

<b>Directors</b>	A J Baylis Beaufort Court Management (Waterside) Limited Quay Management (Waterside) Limited Ensign House Management (Waterside) Limited Quay House Admirals Way Land Limited
<b>Company Secretary</b>	Alliance Managing Agents Limited
<b>Company Number</b>	01821516
<b>Registered Office</b>	c/o Alliance Managing Agents Limited 6 Cochrane House Admirals Way London E14 9UD
<b>Accountants</b>	PKF Littlejohn LLP Chartered Accountants 15 Westferry Circus Canary Wharf London E14 4HD

**THAMES HAVEN (WATERSIDE) LIMITED**  
**01821516**

**REPORT OF THE DIRECTORS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

The Directors present their Report together with the unaudited Financial Statements for the year ended 31 March 2022.

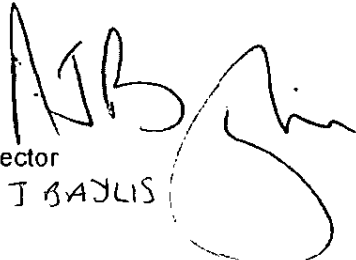
**Directors**

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  
Quay House Admirals Way Land Limited

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 7<sup>th</sup> Dec 2022 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 2022**

	Note	2022	2021
		£	£
<b>Service Charge Income</b>	2.3	317,301	317,301
Service charge expenditure		(297,116)	(260,605)
		<hr/>	<hr/>
<b>Surplus</b>		20,185	56,696
Other operating income		42,979	35,810
Other operating expenses		(32,536)	(27,698)
Tax on profit on ordinary activities		(8,166)	(6,804)
		<hr/>	<hr/>
<b>Surplus / (Deficit) for the Financial Year</b>		<b>22,462</b>	<b>58,004</b>
		<hr/>	<hr/>

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

**THAMES HAVEN (WATERSIDE) LIMITED**  
**REGISTERED NUMBER: 01821516**

**BALANCE SHEET**  
**At 31 March 2022**

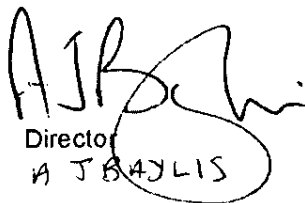
	Note	2022	2021
		£	£
<b>Current Assets</b>			
Cash at bank	4	103,101	94,243
Debtors	5	71,941	64,405
<b>Creditors:</b> amounts falling due within one year	6	(55,219)	(61,287)
<b>Net Current Assets</b>		<u>119,823</u>	<u>97,361</u>
<b>Net Assets</b>		<u>119,823</u>	<u>97,361</u>
<b>Capital and Reserves</b>			
Called-up share capital	7	5	5
Reserves	8	119,818	97,356
		<u>119,823</u>	<u>97,361</u>

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 2022 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 7<sup>th</sup> April 2022.

  
 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, 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 (2021: Nil)



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

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

<b>5. Debtors</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Trade debtors	71,393	48,585
Other debtors	548	15,820
	<hr/>	<hr/>
	71,941	64,405
	<hr/>	<hr/>
<b>6. Creditors</b>		
Trade creditors	12,486	30,225
Taxation and social security	8,705	24,487
Other creditors	34,028	6,575
	<hr/>	<hr/>
	55,219	61,287
	<hr/>	<hr/>
<b>7. Share Capital</b>		
Allotted, called up and fully paid		
5 Ordinary shares of £1 each	5	5
	<hr/>	<hr/>

**8. Reserves**

	<b>Reserves £</b>
At 1 April 2021	97,356
Deficit for the Financial Year – Ordinary Expenditure	10,185
Surplus for the Financial Year – Major Works	10,000
Surplus for the financial year – Non service charge	2,277
	<hr/>
At 31 March 2022	119,818
	<hr/>

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

**9. Related Party Transactions**

Beaufort Court (Waterside) Limited and Quay Management (Waterside) Limited are Directors of Thames Haven (Waterside) Limited. During the year Thames Haven (Waterside) Limited charged Beaufort Court (Waterside) Limited and Quay Management (Waterside) Limited £62,921 and £70,980 respectively in respect of estate charges for the year (2021 - £62,921 and £70,980 respectively).

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;

	2022 £	2021 £
Quay Management (Waterside) Limited	70,980	70,980
Jemstock Properties Limited	79,325	79,325
Beaufort Court (Waterside) Limited	62,921	62,921
Ensign House Management (Waterside) Limited	67,236	67,236
Investin Quay House Limited	36,839	47,320

**10. Ultimate Controlling Party**

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