

Company number: 3050595

ARROWCROFT NORTHWEST LIMITED

REPORT AND ACCOUNTS

For the year ended

31 DECEMBER 2014

TUESDAY



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COMPANIES HOUSE

ARROWCROFT NORTHWEST LIMITED

REPORT AND ACCOUNTS for the year ended 31 DECEMBER 2014

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ARROWCROFT NORTHWEST LIMITED

OFFICERS AND PROFESSIONAL ADVISERS

DIRECTORS

N P Hai
S N Eppel
D Macdonald

SECRETARY

S N Eppel

REGISTERED OFFICE

Brookfield House
44-48 Davies Street
London
W1K 5JA

AUDITORS

Nexia Smith & Williamson
25 Moorgate
London
EC2R 6AY

TAX ADVISORS

Smith & Williamson
25 Moorgate
London
EC2R 6AY

COMPANY'S REGISTERED NUMBER

3050595

ARROWCROFT NORTHWEST LIMITED

DIRECTORS' REPORT

The directors present their report and the accounts for the year ended 31 December 2014.

Activities

The principal activity of the company continues to be that of property investment. The Company's registered number at Companies House is 3050595.

Review of the business

At 31 December 2014, the company had net liabilities of £136,186.

Subsequent to the year end, the company's parent undertaking has rescheduled the repayment of an intercompany balance of £247,906. The balance is not due before 30 September 2016. As a result, the directors have examined the estimated future cash flows of the company and anticipate that the company will have sufficient resources available to meet its obligations as they fall due for a period of at least 12 months from the date of signing these financial statements.

Accordingly, the directors are satisfied that it is appropriate to prepare the financial statements on a going concern basis.

Directors

The directors who served during the year, were as follows:

N P Hai
S N Eppel
A Jones (resigned 17 March 2014)

On 30 January 2014, D Macdonald was appointed as a director of the company.

Dividends

The directors do not recommend the payment of a dividend this year (2013: £nil).

Auditors

A resolution to re-appoint the auditors, Nexia Smith & Williamson, will be proposed at the next Annual General Meeting.

Disclosure of information to the auditors

In the case of each person who was a director at the time this report was approved:

- so far as that director was aware there was no relevant available information of which the company's auditors were unaware; and
- the director had taken all steps that the director ought to have taken as a director to make himself or herself aware of any relevant audit information and to establish that the company's auditors were aware of that information.

ARROWCROFT NORTHWEST LIMITED

DIRECTORS' REPORT (Continued)

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by the board of directors and signed on behalf of the board.

A handwritten signature in black ink that reads "Stuart Eppel". The signature is written in a cursive, slightly stylized font.

Stuart Eppel

Director

....1/4/15... (Date)

ARROWCROFT NORTHWEST LIMITED

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Directors' Report and the 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 profit or loss 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 accounting 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.

Nexia Smith & Williamson

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ARROWCROFT NORTHWEST LIMITED

We have audited the financial statements of Arrowcroft Northwest Limited for the year ended 31 December 2014 which comprise the Profit and Loss Account, the Balance Sheet, and the related notes 1 to 12. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the statement of directors' responsibilities (set out on page 4), the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Financial Reporting Council's (FRC's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the FRC's website at www.frc.org.uk/auditscopeukprivate.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2014 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to take advantage of the small companies' exemption from the requirement to prepare a strategic report or in preparing the directors' report.

Nexia Smith & Williamson

Sancho Simmonds
Senior Statutory Auditor, for and on behalf of
Nexia Smith & Williamson
Statutory Auditor
Chartered Accountants

25 Moorgate
London
EC2R 6AY

7 April 2015

ARROWCROFT NORTHWEST LIMITED**PROFIT AND LOSS ACCOUNT for the year ended 31 DECEMBER 2014**

	Notes	2014 £	2013 £
Turnover	1	70,564	39,756
Administrative expenses		(6,971)	(221,925)
		<hr/>	<hr/>
Operating profit / (loss)		63,593	(182,169)
Interest payable	3	(15,438)	(15,051)
		<hr/>	<hr/>
Profit / (loss) on ordinary activities before taxation		48,155	(197,220)
Tax on profit / (loss) on ordinary activities	4	-	-
		<hr/>	<hr/>
Profit / (loss) for the financial year	10	48,155	(197,220)
		<hr/>	<hr/>

All of the company's operations are classed as continuing. There were no gains or losses in either year other than those included in the above Profit and Loss Account.

ARROWCROFT NORTHWEST LIMITED

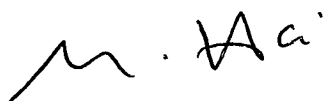
BALANCE SHEET as at 31 DECEMBER 2014

	Notes	2014 £	2013 £
Fixed assets			
Investment property	5	658,550	658,550
Current assets			
Debtors	6	7,798	11,369
Cash at bank and in hand		17,486	17,582
		<hr/>	<hr/>
		25,284	28,951
Creditors: amounts falling due within one year	7	(260,020)	(311,842)
		<hr/>	<hr/>
Net current liabilities		(234,736)	(282,891)
		<hr/>	<hr/>
Total assets less current liabilities		423,814	375,659
Creditors: amounts falling due after more than one year	8	(560,000)	(560,000)
		<hr/>	<hr/>
Net (liabilities)		(136,186)	(184,341)
		<hr/>	<hr/>
Capital and reserves			
Called up share capital	9	2	2
Profit and loss account	10	(136,188)	(184,343)
		<hr/>	<hr/>
Deficit on shareholders' funds	11	(136,186)	(184,341)
		<hr/>	<hr/>

The accounts were approved by the Board of Directors on
by:

1/4/15

and were signed on its behalf



N Hai
DIRECTOR

ARROWCROFT NORTHWEST LIMITED

NOTES TO THE ACCOUNTS for the year ended 31 DECEMBER 2014

1 Accounting policies

The principal accounting policies which are adopted in the preparation of the financial statements are set out below.

Basis of preparation

The financial statements are prepared under the historical cost convention except for investment properties.

At 31 December 2014, the company had net liabilities of £136,186 (2013: £184,341)

Subsequent to the year end, the company's parent undertaking has rescheduled the repayment of an intercompany balance of £247,906. The balance is not due before 30 September 2016. As a result, the directors have examined the estimated future cash flows of the company and anticipate that the company will have sufficient resources available to meet its obligations as they fall due for a period of at least 12 months from the date of signing these financial statements.

Accordingly, the directors are satisfied that it is appropriate to prepare the financial statements on a going concern basis.

Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently.

Cash flow statement

The company has taken advantage of the exemption in Financial Reporting Standard No 1 from the requirement to produce a cash flow statement.

Related party transactions

The company has taken advantage of the exemption in Financial Reporting Standard No. 8 from the requirement to disclose transactions with group companies on the grounds that consolidated financial statements are prepared by the ultimate parent company.

Investment properties

The investment property is included in the financial statements at its open market value at the year end, as required by SSAP19.

Any surplus on revaluation is recognised in the statement of total recognised gains and losses and the revaluation reserve. Any deficit on revaluation, if temporary, is recognised in the statement of total recognised losses and the revaluation reserve. If a deficit below original cost arises and is deemed to be permanent it is recognised in the profit and loss account.

No depreciation or amortisation is provided in respect of freehold or long leasehold investment property where the lease has over 20 years to the date of expiry. Although this is in accordance with SSAP19, it represents a departure from the Companies Act 2006, which requires the systematic annual depreciation of fixed assets. The directors believe that it is inappropriate to charge depreciation or amortisation because the properties are held for their investment potential and the departure is therefore necessary in order for the accounts to give a true and fair view.

ARROWCROFT NORTHWEST LIMITED

NOTES TO THE ACCOUNTS for the year ended 31 DECEMBER 2014 (continued)

1 Accounting policies (continued)

Deferred taxation

Deferred tax is provided for on a full provision basis on all timing differences, which have arisen but not reversed at the balance sheet date. No timing differences are recognised in respect of gains on sale of assets where those gains have been rolled over into replacement assets. Deferred tax assets are recognised to the extent that they are recoverable, that is, on the basis of all available evidence, it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Any assets and liabilities recognised have not been discounted. Deferred tax is not recognised when fixed assets are revalued unless there is a binding agreement by the balance sheet date to sell the revalued assets and the gain or loss expected to arise on sale has been recognised in the financial statements.

Turnover

Turnover consists of gross rental income.

2 Audit fee

The audit fee for this company, which has been charged to another group company, amounted to £2,650 (2013: £2,650).

3	Interest payable	2014	2013
		£	£
	Bank interest	15,438	15,051
		<hr/>	<hr/>
4	Taxation	2014	2013
		£	£
	Current year tax		
	UK Corporation tax	-	-
	Adjustment for prior years	-	-
		<hr/>	<hr/>
	Current tax charge	-	-
		<hr/>	<hr/>
	Factors affecting the tax charge for the year		
	Profit / (loss) on ordinary activities before taxation	48,155	(197,220)
		<hr/>	<hr/>
	Profit / (loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 21.49% (2013: 23.25%)	10,350	(45,847)
	Effects of:		
	Group relief	(10,350)	6,328
	Expenses not deductible	-	39,519
		<hr/>	<hr/>
	Total current tax charge	-	-
		<hr/>	<hr/>

ARROWCROFT NORTHWEST LIMITED

NOTES TO THE ACCOUNTS for the year ended 31 DECEMBER 2014 (continued)

5 Investment property

Cost or valuation

At 1 January 2014 and at 31 December 2014 £
658,550

The valuation of the investment property at 31 December 2014 and 31 December 2013 was carried out by Nicholas Hai FRICS a director of the company, on the basis of market value, for accounts purposes, in accordance with the Appraisal and Valuation Standards published by The Royal Institution of Chartered Surveyors and having taken external professional advice. The historical cost for the property was £828,550 (2013: £828,550).

6	Debtors	2014 £	2013 £
	Trade debtors	7,593	11,162
	Prepayments	205	205
	Other debtors	-	2
		<hr/> 7,798	<hr/> 11,369
		<hr/>	<hr/>
7	Creditors: amounts falling due within one year	£	£
	Trade creditors	1,739	1,679
	Amounts owed to group undertakings	247,906	294,348
	Accruals	10,375	15,815
		<hr/> 260,020	<hr/> 311,842
		<hr/>	<hr/>
8	Creditors: amounts falling due after more than one year	£	£
	Bank loan	560,000	560,000
		<hr/>	<hr/>

The bank loan has been drawn from a revolving facility of £15,000,000 from the Co-operative Bank which is repayable on 10 November 2016. The loan is secured by a first legal charge over the property held together with a floating charge over the assets of the company.

ARROWCROFT NORTHWEST LIMITED

NOTES TO THE ACCOUNTS for the year ended 31 DECEMBER 2014 (continued)

9	Allotted, called up and fully paid share capital	£	£
	2 ordinary shares of £1 each	2	2
		<hr/>	<hr/>
10	Reserves		£
	At 1 January 2014		(184,343)
	Profit for the year		48,155
			<hr/>
	At 31 December 2014		(136,188)
			<hr/>
11	Reconciliation of movements in shareholders' funds	2014	2013
		£	£
	Opening deficit on shareholders' funds	(184,341)	12,879
	Profit / (loss) for the year	48,155	(197,220)
		<hr/>	<hr/>
	Closing deficit on shareholders' funds	(136,186)	(184,341)
		<hr/>	<hr/>

12 Control

The parent company is Arrowcroft Holdings Limited, a company incorporated in England and Wales.

Arrowcroft Holdings Limited prepares group financial statements and copies can be obtained from The Registrar of Companies, Crown Way, Cardiff.