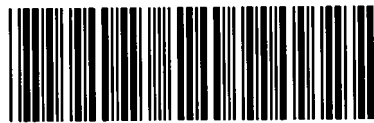


**Report of the Directors and  
Financial Statements  
for the Year Ended 31 December 2016  
for  
St. Hilda's Wharf (Wapping) Freehold  
Company Limited**

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**St. Hilda's Wharf (Wapping) Freehold  
Company Limited**

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for the Year Ended 31 December 2016**

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**St. Hilda's Wharf (Wapping) Freehold  
Company Limited**

**Company Information  
for the Year Ended 31 December 2016**

**DIRECTORS:**

Mrs. P M Curtis  
Mr. J P Lansdell  
Mr. R C Unwin  
Mr. B Patel  
Mr. B Crittenden

**SECRETARY:**

Woodberry Secretarial Limited

**REGISTERED OFFICE:**

Ground Floor  
Bury House  
31 Bury Street  
London  
EC3A 5AR

**REGISTERED NUMBER:**

03056567 (England and Wales)

**AUDITORS:**

Elliotts Shah  
Statutory Auditor  
Chartered Accountants  
Ground Floor, Bury House  
31 Bury Street  
London  
EC3A 5AR

**St. Hilda's Wharf (Wapping) Freehold  
Company Limited**

**Report of the Directors  
for the Year Ended 31 December 2016**

The directors present their report with the financial statements of the company for the year ended 31 December 2016.

**DIVIDENDS**

No dividends will be distributed for the year ended 31 December 2016.

**DIRECTORS**

The directors during the year under review were:

Mrs. P M Curtis  
Mr. J P Lansdell  
Mr. R C Unwin  
Mr. B Patel  
Mr. B Crittenden

The beneficial interests of the directors holding office on 31 December 2016 in the issued share capital of the company were as follows:

	31.12.16	1.1.16
<b>Ordinary £1 shares</b>		
Mrs. P M Curtis	1,220	1,220
Mr. J P Lansdell	1,220	1,220
Mr. R C Unwin	1,220	1,220
Mr. B Patel	1,220	1,220
Mr. B Crittenden	1,220	1,220

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Report of the Directors 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 judgements and accounting estimates that are reasonable and prudent;

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.

**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

**St. Hilda's Wharf (Wapping) Freehold  
Company Limited**

**Report of the Directors  
for the Year Ended 31 December 2016**

**AUDITORS**

The auditors, Elliotts Shah, will be proposed for re-appointment at the forthcoming Annual General Meeting.

**BY ORDER OF THE BOARD:**

  
.....  
Woodberry Secretarial Limited - Secretary

Date: 12 JUNE 2017

**Report of the Independent Auditors to the Members of  
St. Hilda's Wharf (Wapping) Freehold  
Company Limited**

We have audited the financial statements of St. Hilda's Wharf (Wapping) Freehold Company Limited for the year ended 31 December 2016 on pages six to nine. 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), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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 a Report of the Auditors 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 auditors**

As explained more fully in the Statement of Directors' Responsibilities set out on page two, 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 Auditing Practices Board's Ethical Standards for Auditors.

**Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Directors to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

**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 2016 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 Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

**Report of the Independent Auditors to the Members of  
St. Hilda's Wharf (Wapping) Freehold  
Company Limited**

**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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Strategic Report.

Nilesh Shah (Senior Statutory Auditor)  
for and on behalf of Elliotts Shah  
Statutory Auditor  
Chartered Accountants  
Ground Floor, Bury House  
31 Bury Street  
London  
EC3A 5AR

Date: 22 June 2017

**St. Hilda's Wharf (Wapping) Freehold  
Company Limited**

**Income Statement  
for the Year Ended 31 December 2016**

	Notes	2016 £	2015 £
<b>TURNOVER</b>		75	75
Administrative expenses		<u>1,018</u>	<u>1,015</u>
		(943)	(940)
Other operating income		<u>1,015</u>	<u>1,015</u>
<b>OPERATING PROFIT</b>		72	75
Interest receivable and similar income		<u>2</u>	<u>1</u>
<b>PROFIT BEFORE TAXATION</b>		74	76
Tax on profit		<u>15</u>	<u>15</u>
<b>PROFIT FOR THE FINANCIAL YEAR</b>		<u><u>59</u></u>	<u><u>61</u></u>

The notes form part of these financial statements



**St. Hilda's Wharf (Wapping) Freehold  
Company Limited (Registered number: 03056567)**

**Balance Sheet  
31 December 2016**

	Notes	2016 £	2015 £
<b>FIXED ASSETS</b>			
Tangible assets	3	37,605	37,605
<b>CURRENT ASSETS</b>			
Debtors	4	1,454	1,395
<b>CREDITORS</b>			
Amounts falling due within one year	5	298	298
<b>NET CURRENT ASSETS</b>		1,156	1,097
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		38,761	38,702
<b>CAPITAL AND RESERVES</b>			
Called up share capital		36,997	36,997
Retained earnings		1,764	1,705
<b>SHAREHOLDERS' FUNDS</b>		38,761	38,702

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 8th June 2017 and were signed on its behalf by:



Mrs. P M Curtis - Director

**St. Hilda's Wharf (Wapping) Freehold  
Company Limited**

**Notes to the Financial Statements  
for the Year Ended 31 December 2016**

**1. STATUTORY INFORMATION**

St. Hilda's Wharf (Wapping) Freehold Company 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 the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Application of FRS102 Section 1A**

These financial statements for the year ended 31 December 2016 are the first financial statements that comply with FRS 102 Section 1A small entities. The date of transition is 1 January 2015.

The transition to FRS 102 Section 1A small entities has not resulted in any changes in accounting policies to those previously used.

**Turnover**

Turnover represents ground rent receivables.

**Expenses**

The administrative expenses incurred by the company are recharged to the management company at cost and are included in the Service Charge Accounts presented to the lessees.

**3. TANGIBLE FIXED ASSETS**

	Freehold property £
<b>COST</b>	
At 1 January 2016	
and 31 December 2016	37,605
<b>NET BOOK VALUE</b>	
At 31 December 2016	37,605
At 31 December 2015	37,605

The directors are of the opinion that the freehold property be stated at cost to the lessees as the company does not derive any significant income from it.

**4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2016 £	2015 £
Amount held by agents	1,454	1,395

**St. Hilda's Wharf (Wapping) Freehold  
Company Limited**

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2016**

**5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2016	2015
	£	£
Taxation	15	15
Other creditors	38	38
Loan notes	245	245
	<u>298</u>	<u>298</u>