

**Report of the Directors and  
Financial Statements  
for the Year Ended 31 December 2020  
for  
St. Hilda's Wharf (Wapping) Freehold  
Company Limited**

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**Contents of the Financial Statements  
for the Year Ended 31 December 2020**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Report of the Directors</b>	<b>2</b>
<b>Report of the Independent Auditors</b>	<b>4</b>
<b>Income Statement</b>	<b>7</b>
<b>Balance Sheet</b>	<b>8</b>
<b>Notes to the Financial Statements</b>	<b>9</b>

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

**Company Information  
for the Year Ended 31 December 2020**

**DIRECTORS:**

Mrs. P M Curtis  
Mr. B Patel  
Mr D C Blois

**SECRETARY:**

Woodberry Secretarial Limited

**REGISTERED OFFICE:**

4th Floor  
167 Fleet Street  
London  
EC4A 2EA

**REGISTERED NUMBER:**

03056567 (England and Wales)

**AUDITORS:**

Elliotts Shah  
Statutory Auditor  
Chartered Accountants  
4th Floor  
167 Fleet Street  
London  
EC4A 2EA

**Report of the Directors  
for the Year Ended 31 December 2020**

The directors present their report with the financial statements of the company for the year ended 31 December 2020.

**DIVIDENDS**

No dividends will be distributed for the year ended 31 December 2020.

**DIRECTORS**

The directors during the year under review were:

Mrs. P M Curtis  
Mr. R C Unwin  
Mr. B Patel  
Mr D C Blois

The beneficial interests of the directors holding office on 31 December 2020 in the issued share capital of the company were as follows:

	31.12.20	1.1.20
<b>Ordinary £1 shares</b>		
Mrs. P M Curtis	1,220	1,220
Mr. R C Unwin	1,220	1,220
Mr. B Patel	1,220	1,220
Mr D C Blois	813	813

Mr. R C Unwin passed away on 25 March 2021.

**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;
- 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.

**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 (Registered number: 03056567)

**Report of the Directors  
for the Year Ended 31 December 2020**

**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: 02-06-2021

FOR AND ON BEHALF OF WOODBERRY SECRETARIAL LIMITED

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

**Opinion**

We have audited the financial statements of St. Hilda's Wharf (Wapping) Freehold Company Limited (the 'company') for the year ended 31 December 2020 which comprise the Income Statement, Balance Sheet and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2020 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.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

**Other information**

The directors are responsible for the other information. The other information comprises the information in the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- 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; and
- the Report of the Directors has been prepared in accordance with applicable legal requirements.

**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**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Directors.

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.

**Responsibilities of directors**

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, and for such internal control as the directors determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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

**Auditors' responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the company and considered the risk of acts by the company which were contrary to applicable laws and regulations, including fraud. These laws and regulations included but were not limited to compliance with the Companies Act 2006, and UK accounting standards.

We considered compliance with laws and regulations that could give rise to a material misstatement in the company's financial statements. Our tests included, but were not limited to:

- o agreement of the financial statement disclosures to underlying supporting documentation;
- o enquiries of management;
- o Testing of journal postings made during the year to identify potential management override of controls ; and
- o review of meeting minutes throughout the period.

We communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and discussed how and where these might occur and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit. Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

**Use of our report**

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.



William Wan (Senior Statutory Auditor)  
for and on behalf of Elliotts Shah  
Statutory Auditor  
Chartered Accountants  
4th Floor  
167 Fleet Street  
London  
EC4A 2EA

Date: .....2-6-2021.....



**Income Statement  
for the Year Ended 31 December 2020**

	2020 £	2019 £
<b>TURNOVER</b>	75	75
Administrative expenses	606	602
	<u>(531)</u>	<u>(527)</u>
Other operating income	602	602
<b>OPERATING PROFIT</b>	71	75
Interest receivable and similar income	5	7
<b>PROFIT BEFORE TAXATION</b>	76	82
Tax on profit	14	16
<b>PROFIT FOR THE FINANCIAL YEAR</b>	<u>62</u>	<u>66</u>

The notes form part of these financial statements

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

**Balance Sheet  
31 December 2020**

	Notes	2020 £	2019 £
<b>FIXED ASSETS</b>			
Tangible assets	4	37,605	37,605
<b>CURRENT ASSETS</b>			
Debtors	5	1,687	1,626
<b>CREDITORS</b>			
Amounts falling due within one year	6	275	276
<b>NET CURRENT ASSETS</b>		1,412	1,350
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		39,017	38,955
<b>CAPITAL AND RESERVES</b>			
Called up share capital		36,997	36,997
Retained earnings		2,020	1,958
<b>SHAREHOLDERS' FUNDS</b>		39,017	38,955

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Directors and authorised for issue on 26th May 2021 and were signed on its behalf by:



Mrs. P M Curtis - Director

The notes form part of these financial statements

**Notes to the Financial Statements  
for the Year Ended 31 December 2020**

**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 Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**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. EMPLOYEES**

The average number of employees during the year was NIL (2019 - NIL).

**4. TANGIBLE FIXED ASSETS**

	Freehold property £
<b>COST</b>	
At 1 January 2020	
and 31 December 2020	<u>37,605</u>
<b>NET BOOK VALUE</b>	
At 31 December 2020	<u>37,605</u>
At 31 December 2019	<u>37,605</u>

The freehold property comprise of costs paid by the company in acquiring the freehold. The lessees are members of the company. The directors consider the freehold interest is held for administrative purposes and not intended to generate rental income except for one flat out of thirty nine. Accordingly the directors are of the opinion that the freehold property be classified as property, plant and equipment under FRS102 and be stated at cost to the lessees as the company does not derive significant income from it.

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

	2020	2019
	£	£
Amount held by agents	<u>1,687</u>	<u>1,626</u>

Notes to the Financial Statements - continued  
for the Year Ended 31 December 2020

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Taxation	30	31
Loan notes	245	245
	<u>275</u>	<u>276</u>