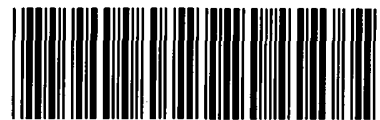


Company Registration No. 03230922 (England and Wales)

PIER HOUSE (FREEHOLD) LIMITED
REPORT AND UNAUDITED FINANCIAL
STATEMENTS
FOR THE YEAR ENDED
25 MARCH 2017

WEDNESDAY



A6K7X5NF

A11

29/11/2017

#260

COMPANIES HOUSE

PIER HOUSE (FREEHOLD) LIMITED

COMPANY INFORMATION

Directors	J G Harb B D White D J Godfray B Mayou N H Griffiths
Secretary	Broadway Secretaries Limited
Company number	03230922
Registered office	50 Broadway London United Kingdom SW1H 0BL
Accountants	RSM UK Tax and Accounting Limited Chartered Accountants Marlborough House Victoria Road South Chelmsford Essex CM1 1LN

PIER HOUSE (FREEHOLD) LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 25 MARCH 2017

The directors present their annual report and financial statements for the year ended 25 March 2017.

Principal activities

The company owns the freehold interest of Pier House, Cheyne Walk in the Royal Borough of Kensington and Chelsea.

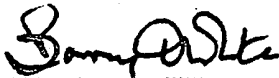
Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

J G Harb
B D White
D J Godfray
B Mayou
N H Griffiths

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board



B D White

Director

19-10-2017

**ACCOUNTANT'S REPORT TO THE BOARD OF DIRECTORS OF PIER HOUSE
(FREEHOLD) LIMITED ON THE UNAUDITED FINANCIAL STATEMENTS FOR THE
YEAR ENDED 25 MARCH 2017**

In order to assist you to fulfil your duties under the Companies Act 2006 ("the Act"), we prepared for your approval the financial statements of Pier House (Freehold) Limited which comprise the Statement of Comprehensive Income, the Statement Of Financial Position and the related notes in accordance with the financial reporting framework set out therein from the company's accounting records and from information and explanations you have given us.

As a practising 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 <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Pier House (Freehold) Limited, as a body, in accordance with the terms of our engagement letter dated 9 October 2017. Our work has been undertaken solely to prepare for your approval the financial statements of Pier House (Freehold) Limited and state those matters that we have agreed to state to them in accordance with ICAEW Technical Release 07/16 AAF. This report should not therefore be regarded as suitable to be used or relied on by any other party wishing to acquire any rights against RSM UK Tax and Accounting Limited for any purpose or in any context. Any party other than the Board of Directors which obtains access to this report or a copy and chooses to rely on this report (or any part of it) will do so at its own risk. To the fullest extent permitted by law, RSM UK Tax and Accounting Limited will accept no responsibility or liability in respect of this report to any other party and shall not be liable for any loss, damage or expense of whatsoever nature which is caused by any person's reliance on representations in this report.

It is your duty to ensure that Pier House (Freehold) 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 loss of Pier House (Freehold) Limited under the Act. You consider that Pier House (Freehold) 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 Pier House (Freehold) 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.

RSM UK Tax & Accounting Limited

RSM UK Tax and Accounting Limited
Chartered Accountants
Marlborough House
Victoria Road South
Chelmsford
Essex
CM1 1LN

..19.10.17....

PIER HOUSE (FREEHOLD) LIMITED

INCOME STATEMENT

FOR THE YEAR ENDED 25 MARCH 2017

	Notes	2017 £	2016 £
Turnover		447	480
Administrative expenses		(215,497)	(50,677)
Other operating income		236,862	105,000
Operating profit		21,812	54,803
Interest receivable and similar income		1,508	1,849
Fair value gains and losses on investment properties	5	(63,000)	26,000
(Loss)/profit before taxation		(39,680)	82,652
Taxation	3	33,930	27,466
(Loss)/profit for the financial year		(5,750)	110,118

PIER HOUSE (FREEHOLD) LIMITED**STATEMENT OF FINANCIAL POSITION****AS AT 25 MARCH 2017**

	Notes	2017 £	£	2016 £	£
Fixed assets					
Tangible assets	4	105,071		-	
Investment properties	5	2,259,000		2,322,000	
		<u>2,364,071</u>		<u>2,322,000</u>	
Current assets					
Debtors	6	159,472		5	
Cash at bank and in hand		329,634		553,828	
		<u>489,106</u>		<u>553,833</u>	
Creditors: amounts falling due within one year	7	<u>(36,090)</u>		<u>(42,204)</u>	
Net current assets		<u>453,016</u>		<u>511,629</u>	
Total assets less current liabilities		<u>2,817,087</u>		<u>2,833,629</u>	
Provisions for liabilities	8	<u>(384,030)</u>		<u>(417,960)</u>	
Net assets		<u><u>2,433,057</u></u>		<u><u>2,415,669</u></u>	
Capital and reserves					
Called up share capital	10	122		120	
Share premium account		99,699		76,563	
Fair value reserve		1,874,970		1,904,040	
Profit and loss reserves		<u>458,266</u>		<u>434,946</u>	
Total equity		<u><u>2,433,057</u></u>		<u><u>2,415,669</u></u>	

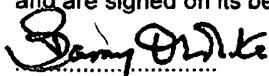
For the financial year ended 25 March 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These 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 19-10-2017 and are signed on its behalf by:



B D White
Director

PIER HOUSE (FREEHOLD) LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 25 MARCH 2017

	Notes	Share capital £	Share premium account £	Fair value reserve £	Profit and loss reserves £	Total £
Balance at 26 March 2015		119	64,995	1,836,800	392,068	2,293,982
Year ended 25 March 2016:						
Profit and total comprehensive income for the year		-	-	-	110,118	110,118
Issue of share capital		1	11,568	-	-	11,569
Transfers		-	-	67,240	(67,240)	-
Balance at 25 March 2016		120	76,563	1,904,040	434,946	2,415,669
Year ended 25 March 2017:						
Loss and total comprehensive income for the year		-	-	-	(5,750)	(5,750)
Issue of share capital	10	2	23,136	-	-	23,138
Transfers		-	-	(29,070)	29,070	-
Balance at 25 March 2017		122	99,699	1,874,970	458,266	2,433,057

PIER HOUSE (FREEHOLD) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 25 MARCH 2017

1 Accounting policies

Company information

Pier House (Freehold) Limited is a private company limited by shares, domiciled and incorporated in England and Wales. The registered office is 50 Broadway, London, United Kingdom, SW1H 0BL.

Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention modified to include investment properties held at fair value. The principal accounting policies adopted are set out below.

First time adoption of FRS 102

These financial statements are the first financial statements of Pier House (Freehold) Limited prepared in accordance with FRS 102. The financial statements of Pier House (Freehold) Limited for the year ended 25 March 2016 were prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Some of the FRS 102 recognition, measurement, presentation and disclosure requirements and accounting policy choices differ from previous UK GAAP. Consequently, the directors have amended certain accounting policies to comply with FRS 102. The directors have also taken advantage of certain exemptions from the requirements of FRS 102 permitted by FRS 102 Chapter 35 'Transition to this FRS'.

Comparative figures have been restated to reflect the adjustments made, except to the extent that the directors have taken advantage of exemptions to retrospective application of FRS 102 permitted by FRS 102 Chapter 35 'Transition to this FRS'. Adjustments are recognised directly in equity at the transition date and are detailed in note 12.

Turnover

Turnover represents ground rents receivable.

Other income

Other income represents amounts receivable in respect of lease extensions granted during the year.

Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Reception, fixtures, fittings and equipment 10 years straight line

PIER HOUSE (FREEHOLD) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2017

1 Accounting policies (Continued)

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

Residual value is calculated on prices prevailing at the reporting date, after estimated costs of disposal, for the asset as if it were at the age and in the condition expected at the end of its useful life.

Investment properties

Investment properties are initially measured at cost and subsequently measured at fair value whilst a reliable measure of fair value is available with out undue cost or effort. Changes in fair value are recognised in profit or loss. Finance costs are capitalised and included in the valuation.

Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Financial assets are classified into specific categories. the classification depends on the nature and purpose of the financial asset and is determined at the time of recognition.

Basic financial assets

Basic financial assets, which include other debtors, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the financial asset is measured at the present value of the future receipts discounted at a market rate of interest.

PIER HOUSE (FREEHOLD) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2017

1 Accounting policies (Continued)

Impairment of financial assets

Financial assets are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities and equity

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including trade and other creditors are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the company's contractual obligations are discharged, cancelled, or they expire.

Equity instruments

Equity instruments issued by the company are recorded at the fair value of proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

Taxation

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current and deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on the net basis or to realise the asset and settle the liability simultaneously.

PIER HOUSE (FREEHOLD) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2017

1 Accounting policies (Continued)

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting period.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

For investment properties measured at fair value, deferred tax is measured using the tax rates and allowances that apply to the sale of the asset or property.

2 Employees

There were no employees in the current or comparative period.

3 Taxation

	2017 £	2016 £
Current tax		
UK corporation tax on profits for the current period	-	13,774
	<u> </u>	<u> </u>
Deferred tax		
Origination and reversal of timing differences	(10,710)	4,680
Changes in tax rates	(23,220)	(45,920)
	<u> </u>	<u> </u>
Total deferred tax	(33,930)	(41,240)
	<u> </u>	<u> </u>
Total tax credit	(33,930)	(27,466)
	<u> </u>	<u> </u>

The company has estimated total losses available to offset against future profits of £28,574 (2016: £Nil). A deferred tax asset of £4,858 (2016: £Nil) has not been recognised due to uncertainty over when the losses will be utilised.

During the year, as a result of the change in the UK main corporation tax rate from 18% to 17%, that was substantively enacted on 6 September 2016 and which will be effective from 1 April 2020, the relevant deferred tax balances have been remeasured.

PIER HOUSE (FREEHOLD) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2017

4 Tangible fixed assets

	Plant and machinery etc £
Cost	
Additions	105,071
At 25 March 2017	105,071
Carrying amount	
At 25 March 2017	105,071
At 25 March 2016	-

5 Investment property

	2017 £
Fair value	
At 26 March 2016	2,322,000
Revaluations	(63,000)
At 25 March 2017	2,259,000

The valuation of the investment property was made as at 25 March 2017 by the directors on a fair value basis. This assessment is based upon an assumption that a lessee would approach the company to extend their lease seeking to acquire a 90 year extension under the Leasehold Reform, Housing & Urban Development Act 1993. The figure represents the collective sum of the 15 (2016: 17) flats owned by the company.

6 Debtors

	2017 £	2016 £
Amounts falling due within one year:		
Other debtors	159,472	5

7 Creditors: amounts falling due within one year

	2017 £	2016 £
Trade creditors	646	-
Corporation tax	-	13,774
Other creditors	35,444	28,430
	36,090	42,204

PIER HOUSE (FREEHOLD) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2017

8 Provisions for liabilities

		2017 £	2016 £
Deferred tax liabilities	9	384,030	417,960
		<u>384,030</u>	<u>417,960</u>

9 Deferred taxation

The major deferred tax liabilities and assets recognised by the company are:

	Liabilities 2017 £	Liabilities 2016 £
Balances:		
Investment property	<u>384,030</u>	<u>417,960</u>
Movements in the year:		2017 £
Liability at 26 March 2016		417,960
Credit to profit or loss		<u>(33,930)</u>
Liability at 25 March 2017		<u>384,030</u>

10 Called up share capital

	2017 £	2016 £
Ordinary share capital Issued and fully paid		
122 Ordinary shares of £1 each	<u>122</u>	<u>120</u>

During the year 2 Ordinary shares with a nominal value of £1 each were issued for a total consideration of £23,138.

11 Related party transactions

The company instructed its lessee, Pier House (Cheyne Walk) Management Limited, to grant an extended lease to 2 (2016: 1) shareholders of the company. During the year the company charged ground rent totaling £447 (2016: £480) and was recharged various expenses totaling £160,219 (2016: £2,000) by Pier House (Cheyne Walk) Management Limited. At 25 March 2017 the company was owed £159,466 (2016: £1,200 owed to) to Pier House (Cheyne Walk) Management Limited. No interest is charged on this balance.

PIER HOUSE (FREEHOLD) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 25 MARCH 2017

12 Reconciliations on adoption of FRS 102

Reconciliations and descriptions of the effect of the transition to FRS 102 on; (i) equity at the end of the comparative period; and (ii) profit or loss for the comparative period reported under previous UK GAAP are given below.

Reconciliation of equity

		26 March 2015	25 March 2016
	Notes	£	£
Equity as reported under previous UK GAAP		2,753,182	2,833,629
Adjustments arising from transition to FRS 102: Investment property	A	(459,200)	(417,960)
Equity reported under FRS 102		<u>2,293,982</u>	<u>2,415,669</u>

Reconciliation of profit for the financial period

	Notes	2016 £
Profit as reported under previous UK GAAP		42,878
Adjustments arising from transition to FRS 102: Investment property	A	67,240
Profit reported under FRS 102		<u>110,118</u>

Notes to reconciliations on adoption of FRS 102

A) Investment Property

During the year ended 25 March 2016, fair value gains on the investment property of £26,000 were recognised directly in reserves under previous UK GAAP. Under FRS 102 those fair value gains are recognised in the profit and loss together with the associated deferred tax movement of £41,240.

Under previous UK GAAP, no deferred tax was recognised on the revalued investment property. However, under FRS 102, deferred tax shall be recognised on most timing differences. Therefore a deferred tax liability of £459,200 was recognised as at 26 March 2015. Movement on the deferred tax liability of £41,240 was recognised in profit and loss for the year ended 25 March 2016, resulting in a deferred tax liability of £417,960 at 25 March 2016.