

Registered number
3461881

Springwater Developments Limited

Annual Report and financial statements

for the year ended
30 September 2015



Springwater Developments Limited
Annual Report and financial statements for the year ended 30 September 2015
Contents

	Page
Company information	1
Director's report	2
Statement of director's responsibilities	3
Profit and loss account	4
Balance sheet	5
Notes to the financial statements	6-8

Springwater Developments Limited
Company information

Director

Mr R J Livingstone

Company secretary

Mr R N Luck

Independent auditors

PricewaterhouseCoopers LLP

Chartered Accountants and Statutory Auditors

1 Embankment Place

London

WC2N 6RH

Registered office

Quadrant House, Floor 6

4 Thomas More Square

London

E1W 1YW

Registered number

3461881

Springwater Developments Limited
Director's report for the year ended 30 September 2015

The director presents his report and the financial statements for the year ended 30 September 2015.

Principal activities, review of the business and future developments

The company owns a residential property and acted as a property investment company during the year. The director considers the financial position and future prospects at 30 September 2015 to be satisfactory.

Principal risks and uncertainties

The key business risks and uncertainties affecting the company are considered to relate to the fact that the company operates within a highly competitive market place.

Key performance indicators

The company is managed by the director in accordance with the group strategies of its ultimate parents company, Loopsign Limited and for this reason, the director believes that further key performance indicators for the company are not necessary or appropriate for an understanding of the development, performance or position of the business. These strategies and key performance indicators are discussed in the company's ultimate parent's group annual report which does not form part of this report.

Results and dividends

The results for the financial year are set out in the profit and loss account on page 4. The director does not recommend the payment of a dividend (2014: £nil).

Director

The director of the company who served during the year and up to the date of signing the financial statements was as follows:

Mr R J Livingstone

Qualifying third party indemnity provisions

The company maintains liability insurance for its director and officer. Following shareholder approval, the company has also provided an indemnity for its director and the company secretary, which is a qualifying indemnity provision for the purposes of the Companies Act 2006.

The qualifying third party indemnity provision was in force during the financial year and also at the date of approval of these financial statements.

Independent auditors

In the absence of a notice proposing that their appointment be terminated, PricewaterhouseCoopers LLP, are deemed to have been re-appointed as auditors for the next year.

By order of the board



Mr R N Luck
Company secretary
30 JUNE 2016

Springwater Developments Limited

Statement of director's responsibilities for the year ended 30 September 2015

The director is responsible for preparing the director's report and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law the director has 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 director must not approve the financial statements unless he is 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 director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The director is 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 him to ensure that the financial statements comply with the Companies Act 2006. He is 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.

By order of the board



Mr R N Luck
Company secretary
30 JUNE 2016

Springwater Developments Limited
Profit and loss account
for the year ended 30 September 2015

	Note	2015 £	2014 £
Turnover		14,142	9,543
Administrative expenses		(6,915)	(3,520)
Operating profit		<u>7,227</u>	<u>6,023</u>
Interest payable and similar charges	2	(13,495)	(15,756)
Loss on ordinary activities before taxation		<u>(6,268)</u>	<u>(9,733)</u>
Tax on loss on ordinary activities	4	-	-
Loss for the financial year	9	<u>(6,268)</u>	<u>(9,733)</u>

All amounts relate to continuing operations.

There is no material difference between the loss on ordinary activities before taxation and the loss stated above and their historical costs equivalents.

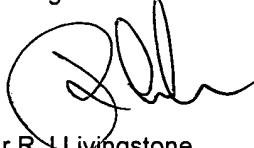
The company has no recognised gains and losses other than those included in the results above, and therefore no separate statement of recognised gains and losses has been presented.

Springwater Developments LimitedRegistered number
3461881**Balance sheet
as at 30 September 2015**

	Note	2015 £	2014 £
Fixed assets			
Investment properties	5	515,000	515,000
Current assets			
Debtors	6	1,000	1,000
Creditors: amounts falling due within one year	7	<u>(544,300)</u>	<u>(538,032)</u>
Net current liabilities		(543,300)	(537,032)
Net liabilities		<u>(28,300)</u>	<u>(22,032)</u>
Capital and reserves			
Called up share capital	8	1,000	1,000
Profit and loss reserve	9	(29,300)	(23,032)
Total shareholder's deficit	10	<u>(28,300)</u>	<u>(22,032)</u>

- For the year ending 30 September 2015 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.
- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006 relating to small companies.
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

These financial statements were approved by the Board of Directors on **30 JUNE** 2016
and signed on its behalf by


Mr R J Livingstone
Director
30 JUNE 2016

Springwater Developments Limited
Notes to the financial statements
for the year ended 30 September 2015

1 Accounting policies

Basis of preparation

These financial statements are prepared on the going concern basis, under the historical cost convention and in accordance with the small companies regime of the Companies Act 2006 and applicable accounting standards in the United Kingdom. The principal accounting policies, which have been applied consistently throughout the year, are set out below.

The director believes that preparing the accounts on the going concern basis is appropriate due to the continued financial support of a related party undertaking, London and Regional Properties Limited. The director has received confirmation that London and Regional Properties Limited intends to support the company for at least one year after these financial statements are signed.

Investment properties

Investment properties and any subsequent development or enhancements are shown initially at cost. In accordance with SSAP 19, investment properties are revalued by the directors annually on an open market basis and independently valued when required by SSAP 19. Any changes in the market value of investment properties are taken to the statement of total recognised gains and losses and transferred to there valuation reserve, unless a deficit on an individual investment property is expected to be permanent, in which case it is charged in the profit and loss account of the period. No depreciation is provided in respect of investment properties. The Companies Act 2006 requires all properties to be depreciated. However, this requirement conflicts with SSAP 19 and the director considers that to depreciate would not give a true and fair view.

The depreciation (which would, had the provisions of the Act been followed, have increased the loss for the year) is only one of the factors reflected in the valuation and the amount attributable to this factor cannot reasonably be separately identified or quantified.

Turnover

Turnover comprises rental income. Rental income is recognised over the term of the lease on a straight-line basis.

Deferred income

Rental income is allocated in the year to which it relates, with payments received in advance held as deferred income and credited to the the profit and loss when earned.

Cash flow statement

The accounts do not include a cash flow statement because the company, as a small reporting entity, is exempt from the requirement to prepare such under Financial Reporting Standards 1, (revised 1996) 'Cash flow statements'.

2 Interest payable and similar charges

	2015	2014
	£	£
Loan from related party undertaking	<u>13,495</u>	<u>15,756</u>

3 Director's emoluments

The director did not receive any emoluments in respect of his services to the company (2014: £nil).

Springwater Developments Limited
Notes to the financial statements
for the year ended 30 September 2015

4 Tax on loss on ordinary activities

No tax has been provided for due to the taxable loss made in the year.

Factors affecting tax charge for the year

From 1 April 2015 the rate of corporation tax has reduced from 21% to 20%, giving a blended average rate for the year of 20.5%.

The tax assessed for the year is different (2014: different) to the blended rate of corporation tax in the UK of 20.5% (2014: 22%). The differences are explained below:

	2015 £	2014 £
Loss on ordinary activities before tax	<u>(6,268)</u>	<u>(9,733)</u>
	£	£
Loss on ordinary activities multiplied by the blended rate of corporation tax in the UK	(1,285)	(2,141)
Effects of:		
Tax losses carried forward	<u>1,285</u>	<u>2,141</u>
Total current tax charge for the year	<u>-</u>	<u>-</u>

Factors that may affect future tax charges

Changes to the UK corporation tax rates were announced in the Chancellor's Budget in July 2015. These include reductions to the main rate to reduce the rate to 19% from 1 April 2017 and to 18% from 1 April 2020. As these changes had not been substantively enacted at the balance sheet date the effects are not included in these financial statements.

5 Investment properties

	Freehold land and buildings £
Valuation and cost	
At 1 October 2014 and at 30 September 2015	<u>515,000</u>

The director considers the market value of the investment property to be not materially different from cost.

6 Debtors

	2015 £	2014 £
Other debtors	<u>1,000</u>	<u>1,000</u>

Springwater Developments Limited
Notes to the financial statements
for the year ended 30 September 2015

7 Creditors: amounts falling due within one year	2015	2014
	£	£
Amounts owed to related party undertakings	537,731	537,034
Other creditors	6,569	998
	<u>544,300</u>	<u>538,032</u>

Amounts owed to related party undertakings are repayable on 28 July 2018, unsecured and bear interest at 2.5% per annum over the UK base rate.

8 Share capital	2015	2014
	£	£
Authorised:		
Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
	2015	2014
	Number	Number
Allotted and fully paid:		
Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>

9 Profit and loss reserve	£
At 1 October 2014	(23,032)
Loss for the financial year	<u>(6,268)</u>
At 30 September 2015	<u>(29,300)</u>

10 Reconciliation of movement in shareholder's deficit	2015	2014
	£	£
At 1 October	(22,032)	(12,299)
Loss for the financial year	<u>(6,268)</u>	<u>(9,733)</u>
At 30 September	<u>(28,300)</u>	<u>(22,032)</u>

11 Related party transactions

As at 30 September 2015 the company owed £537,731 (2014: £537,034) to London and Regional Properties Limited, which is ultimately controlled 50% by I M Livingstone.

12 Ultimate controlling party

The ultimate controlling party is I M Livingstone.