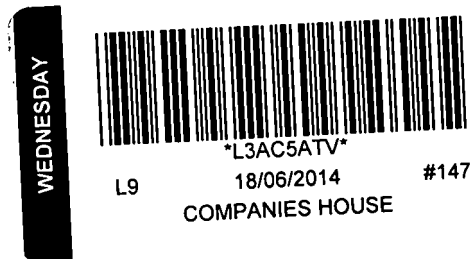


Registered number
3461881

Springwater Developments Limited

Annual Report and financial statements

for the year ended
30 September 2013



Springwater Developments Limited
Annual Report and financial statements for the year ended 30 September 2013
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Springwater Developments Limited
Company information

Director

Mr R J Livingstone

Company secretary

Mr R N Luck

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 2013

The director presents his report and the financial statements for the year ended 30 September 2013.

Principal activities

The company owns a residential property and acted as a property investment company during the year. The director considers the financial position at 30 September 2013 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.

Results and dividends

The results for the financial year are set out in the profit and loss account on page 5. The director does not recommend the payment of a dividend (2012: £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.

By order of the board



Mr R N Luck
Company secretary

17 June 2014

Springwater Developments Limited

Statement of director's responsibilities for the year ended 30 September 2013

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

17 June 2014

Springwater Developments Limited
Profit and loss account
for the year ended 30 September 2013

	Note	2013 £	2012 £
Turnover		10,770	13,769
Administrative expenses		(1,416)	(2,813)
Operating profit		<u>9,354</u>	<u>10,956</u>
Interest payable and similar charges	2	(15,513)	(15,394)
Loss on ordinary activities before taxation		<u>(6,159)</u>	<u>(4,438)</u>
Tax on loss on ordinary activities	4	-	-
Loss for the financial year	10	<u>(6,159)</u>	<u>(4,438)</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.

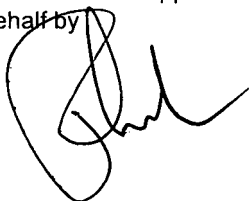
The company has no recognised gains and losses other than those included in the results above, and therefore no separate statement of recognised gains and losses has been presented.

**Balance sheet
as at 30 September 2013**

	Note	2013 £	2012 £
Fixed assets			
Investment properties	5	515,000	515,000
Current assets			
Debtors	6	1,000	1,636
Creditors: amounts falling due within one year	7	<u>(15,513)</u>	<u>(20,164)</u>
Net current liabilities		(14,513)	(18,528)
Total assets less current liabilities		<u>500,487</u>	<u>496,472</u>
Creditors: amounts falling due after more than one year	8	(512,786)	(502,612)
Net liabilities		<u>(12,299)</u>	<u>(6,140)</u>
Capital and reserves			
Called up share capital	9	1,000	1,000
Profit and loss reserve	10	(13,299)	(7,140)
Total shareholder's deficit	11	<u>(12,299)</u>	<u>(6,140)</u>

- a. For the year ending 30 September 2013 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.
- b. 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.
- c. The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- d. 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 17 June 2014
and signed on its behalf by



Mr R J Livingstone
Director

17 June 2014

Springwater Developments Limited
Notes to the financial statements
for the year ended 30 September 2013

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.

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

	2013	2012
	£	£
Loan from related party undertaking	<u>15,513</u>	<u>15,394</u>

3 Director's emoluments

The director did not receive any emoluments in respect of his services to the company (2012: £nil).
The company has no employees (2012: nil) other than the director.

Springwater Developments Limited
Notes to the financial statements
for the year ended 30 September 2013

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 2013 the rate of corporation tax has reduced from 24% to 23%, giving a blended average rate for the year of 23.5%.

The tax assessed for the year is different (2012: different) than the blended rate of corporation tax in the UK of 23.5%; (2012: 25%). The differences are explained below:

	2013 £	2012 £
Loss on ordinary activities before tax	(6,159)	(4,438)
Blended rate of corporation tax in the UK	23.5%	25%
	£	£
Loss on ordinary activities multiplied by the blended rate of corporation tax in the UK	(1,447)	(1,110)
Effects of:		
Tax losses carried forward	1,447	1,110
Total current tax charge for the year	-	-

Factors that may affect future tax charges

Reductions to the UK corporation tax rate were announced in the March 2013 Budget. The changes, which were enacted on 17 July 2013, reduce the UK corporation tax rate to 21% with effect from 1 April 2014 and to 20% from 1 April 2015. These changes have no impact on these financial statements.

5 Investment properties

	Freehold land and buildings £
Valuation and cost	
At 1 October 2012 and at 30 September 2013	515,000

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

6 Debtors	2013 £	2012 £
Other debtors	1,000	1,000
Prepayments and accrued income	-	636
	1,000	1,636
7 Creditors: amounts falling due within one year	2013 £	2012 £
Accruals and deferred income	15,513	20,164

Springwater Developments Limited
Notes to the financial statements
for the year ended 30 September 2013

8 Creditors: amounts falling due after one year

	2013	2012
	£	£

Amounts owed to related party undertakings	<u>512,786</u>	<u>502,612</u>
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Amounts owed to related party undertakings are repayable on 25 July 2015, unsecured and bear interest at 2.5% per annum over the UK base rate.

9 Share capital

	2013	2012
	£	£

Authorised:

Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
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	2013	2012	2013	2012
	Number	Number	£	£
Allotted and fully paid:				
Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>

10 Profit and loss reserve

	£
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At 1 October 2012	(7,140)
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Loss for the financial year	(6,159)
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At 30 September 2013	<u>(13,299)</u>
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11 Reconciliation of movement in shareholder's deficit

	2013	2012
	£	£

At 1 October	(6,140)	(1,702)
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Loss for the financial year	(6,159)	(4,438)
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At 30 September	<u>(12,299)</u>	<u>(6,140)</u>
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12 Related party transactions

As at 30 September 2013 the company owed £512,786 (2012: £502,612) to London and Regional Properties Limited, which is ultimately controlled 50% by I M Livingstone.

13 Ultimate controlling party

The ultimate controlling party is I M Livingstone.