

COMPANY REGISTRATION NO. 03564565 (England and Wales)

WEST & WALES PROPERTY MANAGEMENT LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2016

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WEST & WALES PROPERTY MANAGEMENT LIMITED

COMPANY INFORMATION

Director	Mr A M Darlow
Secretary	Mrs E A Mansfield
Company number	03564565
Registered office	First Floor Office The Firs 8 High Street, Caerleon Newport South Wales United Kingdom NP18 1AG
Accountants	UHY Hacker Young Lanyon House Mission Court Newport South Wales United Kingdom NP20 2DW

WEST & WALES PROPERTY MANAGEMENT LIMITED

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WEST & WALES PROPERTY MANAGEMENT LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2016

	Notes	2016 £	£	2015 £	£
Fixed assets					
Investments	2		1,382		1,382
Current assets					
Debtors	4	537,123		537,123	
Creditors: amounts falling due within one year	5	(725)		(725)	
Net current assets			536,398		536,398
Total assets less current liabilities			537,780		537,780
Capital and reserves					
Called up share capital	6		396,302		396,302
Share premium account			1,282		1,282
Profit and loss reserves			140,196		140,196
Total equity			537,780		537,780

The director of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 December 2016 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and signed by the director and authorised for issue on 29/09/2017

Mr A M Darlow
Director

Company Registration No. 03564565

WEST & WALES PROPERTY MANAGEMENT LIMITED**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2016**

	Share capital	Share premium account	Profit and loss reserves	Total
	£	£	£	£
Balance at 1 January 2015	396,302	1,282	140,196	537,780
Year ended 31 December 2015:				
Profit and total comprehensive income for the year	-	-	-	-
	<u>396,302</u>	<u>1,282</u>	<u>140,196</u>	<u>537,780</u>
Balance at 31 December 2015	396,302	1,282	140,196	537,780
Year ended 31 December 2016:				
Profit and total comprehensive income for the year	-	-	-	-
	<u>396,302</u>	<u>1,282</u>	<u>140,196</u>	<u>537,780</u>
Balance at 31 December 2016	<u>396,302</u>	<u>1,282</u>	<u>140,196</u>	<u>537,780</u>

WEST & WALES PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

Company information

West & Wales Property Management Limited is a private company limited by shares incorporated in England and Wales. The registered office is First Floor Office, The Firs, 8 High Street, Caerleon, Newport, South Wales, United Kingdom, NP18 1AG.

1.1 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 the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

These financial statements for the year ended 31 December 2016 are the first financial statements of West & Wales Property Management Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 January 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

1.2 Profit and loss account

The company has not traded during the year or the preceding financial period. During this time the company received no income and incurred no expenditure and therefore no Profit and loss account is presented in these financial statements.

1.3 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

1.4 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

WEST & WALES PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

(Continued)

1.5 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 in the company's balance sheet 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.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, 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 transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

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 creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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. Financial liabilities classified as payable within one year are not amortised.

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

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.6 Equity instruments

Equity instruments issued by the company are recorded at the 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.

2 Fixed asset investments

	2016 £	2015 £
Investments	1,382	1,382

WEST & WALES PROPERTY MANAGEMENT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2016**

3 Subsidiaries

Details of the company's subsidiaries at 31 December 2016 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held	
				Direct	Indirect
Llanhenock Investments Limited	England & Wales	Investment and development of property and land	Ordinary	100.00	

The aggregate capital and reserves and the result for the year of the subsidiaries noted above was as follows:

Name of undertaking	Profit/(Loss)	Capital and Reserves
	£	£
Llanhenock Investments Limited	(297,446)	(946,785)

4 Debtors

	2016	2015
	£	£
Amounts falling due within one year:		
Amounts due from group undertakings	537,123	537,123
	<u> </u>	<u> </u>

5 Creditors: amounts falling due within one year

	2016	2015
	£	£
Trade creditors	725	725
	<u> </u>	<u> </u>

6 Called up share capital

	2016	2015
	£	£
Ordinary share capital		
Issued and fully paid		
396,302 Ordinary shares of £1 each	396,302	396,302
	<u> </u>	<u> </u>
	396,302	396,302
	<u> </u>	<u> </u>

7 Related party transactions

Included in debtors at 31 December 2016 is £537,123 (2015 - £537,123) owed to the company by Llanhenock Investments Limited, a 100% owned subsidiary of West & Wales Property Management Limited.