

**WOODLAND INVESTMENTS LIMITED  
UNAUDITED ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2017**

**WOODLAND INVESTMENTS LIMITED**  
**UNAUDITED ACCOUNTS**  
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**WOODLAND INVESTMENTS LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 MARCH 2017**

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<b>Director</b>	Mr R Davidoff
<b>Company Number</b>	03988106 (England and Wales)
<b>Registered Office</b>	Churchill House Suite 301 120 Bunns Lane Mill Hill London NW7 2AS
<b>Accountants</b>	Platts Churchill House Suite 301 120 Bunns Lane Mill Hill London NW7 2AS

**WOODLAND INVESTMENTS LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2017**

	Notes	2017 £	2016 £
<b>Fixed assets</b>			
Tangible assets	4	2,175,131	2,175,346
<b>Current assets</b>			
Debtors	5	28,786	13,932
Cash at bank and in hand		3,373	756
		<u>32,159</u>	<u>14,688</u>
<b>Creditors: amounts falling due within one year</b>	6	(55,487)	(53,087)
<b>Net current liabilities</b>		<u>(23,328)</u>	<u>(38,399)</u>
<b>Total assets less current liabilities</b>		2,151,803	2,136,947
<b>Creditors: amounts falling due after more than one year</b>	7	(914,591)	(914,590)
<b>Provisions for liabilities</b>			
Deferred tax	8	(170,650)	(170,650)
<b>Net assets</b>		<u>1,066,562</u>	<u>1,051,707</u>
<b>Capital and reserves</b>			
Called up share capital	9	2	2
Revaluation reserve		682,599	682,599
Profit and loss account		<u>383,961</u>	<u>369,106</u>
<b>Shareholders' funds</b>		<u>1,066,562</u>	<u>1,051,707</u>

For the year ending 31 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 in accordance with section 476 of the Companies Act 2006.

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

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

Approved by the Board on 29 December 2017.

Mr R Davidoff  
Director

Company Registration No. 03988106

**WOODLAND INVESTMENTS LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2017**

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**1 Statutory information**

Woodland Investments Limited is a private company, limited by shares, registered in England and Wales, registration number 03988106. The registered office is Churchill House Suite 301, 120 Bunns Lane, Mill Hill, London, NW7 2AS. The principal place of business is 59 Green Lane, Hendon, London, NW4 2AG.

**2 Compliance with accounting standards**

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

**3 Accounting policies**

These financial statements for the year ended 31 March 2017 are the first financial statements that comply with FRS 102 Section 1A Small Entities. The date of transition is 1 April 2015.

The transition to FRS 102 Section 1A Small Entities has resulted in a small number of changes in accounting policies to those used previously.

The nature of these changes and their impact on opening equity and profit for the comparative period are explained in note 12 below.

***Basis of preparation***

The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

***Presentation currency***

The accounts are presented in £ sterling.

***Deferred taxation***

Deferred tax arises as a result of including items of income and expenditure in taxation computations in periods different from those in which they are included in the company's accounts. Deferred tax is provided in full on timing differences which result in an obligation to pay more (or less) tax at a future date, at the average tax rates that are expected to apply when the timing differences reverse, based on current tax rates and laws.

Deferred tax assets and liabilities are not discounted.

***Investment property***

Investment property is included at market fair value. Gains are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

***Tangible fixed assets and depreciation***

Tangible assets are included at cost less depreciation and impairment. Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives:

Fixtures & fittings	25% straight line
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**WOODLAND INVESTMENTS LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2017**

<b>4 Tangible fixed assets</b>	<b>Land &amp; buildings</b>	<b>Plant &amp; machinery</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost or valuation</b>	At cost	At cost	
At 1 April 2016	2,174,486	15,047	2,189,533
At 31 March 2017	2,174,486	15,047	2,189,533
<b>Depreciation</b>			
At 1 April 2016	-	14,187	14,187
Charge for the year	-	215	215
At 31 March 2017	-	14,402	14,402
<b>Net book value</b>			
At 31 March 2017	2,174,486	645	2,175,131
At 31 March 2016	2,174,486	860	2,175,346
<b>5 Debtors</b>	<b>2017</b>	<b>2016</b>	
	<b>£</b>	<b>£</b>	
Trade debtors	153	-	
Amounts due from group undertakings etc.	13,902	13,902	
Accrued income and prepayments	952	-	
Other debtors	13,779	30	
	28,786	13,932	
<b>6 Creditors: amounts falling due within one year</b>	<b>2017</b>	<b>2016</b>	
	<b>£</b>	<b>£</b>	
Other creditors	1,200	-	
Loans from directors	53,087	51,887	
Accruals	1,200	1,200	
	55,487	53,087	
<b>7 Creditors: amounts falling due after more than one year</b>	<b>2017</b>	<b>2016</b>	
	<b>£</b>	<b>£</b>	
Bank loans	914,591	914,590	
The bank loans are repayable in full after more than five years and the total bank loans are secured by a fixed and floating charge over the company's investment properties.			
<b>8 Deferred taxation</b>	<b>2017</b>	<b>2016</b>	
	<b>£</b>	<b>£</b>	
Revaluation of investment property	170,650	170,650	

**WOODLAND INVESTMENTS LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2017**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Provision at start of year	170,650	170,650
Provision at end of year	170,650	170,650

**9 Share capital**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Allotted, called up and fully paid:		
2 Ordinary shares of £1 each	2	2

**10 Transactions with related parties**

The director owns the company's entire issued ordinary share capital.

The amounts owed by group undertakings detailed in note 6 is represented by Hendon Property Services Limited in the sum of £13,902 (2016: £13,902) in which Mr R Davidoff is a director and shareholder, and which is interest free and repayable on demand.

**11 Average number of employees**

During the year the average number of employees was 2 (2016: 2).

**12 Reconciliations on adoption of FRS 102**

<b>Reconciliation of equity</b>	<b>1 April 2015</b>	<b>31 March 2016</b>
	<b>£</b>	<b>£</b>
Capital and reserves (as previously stated)	1,235,825	1,051,707
Deferred tax on property revaluations	(170,650)	-
Capital and reserves (as restated)	1,065,175	1,051,707

