

Registered number: 04077085

SYNDLE LIMITED

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2017

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COMPANIES HOUSE

SYNDLE LIMITED
REGISTERED NUMBER: 04077085

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2017

	Note	2017 £	2016 £
Investments	4	-	-
		-	-
Creditors: amounts falling due within one year			
Total assets less current liabilities		-	-
Net assets		-	-
Capital and reserves			
Called up share capital		100	100
Profit and loss account		(100)	(100)
		-	-

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

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:


Gary Hilton Sacks
Director

Date: 14 FEBRUARY 2018

The notes on pages 2 to 5 form part of these financial statements.

SYNDLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2017

1. General information

Syndle Limited is a private company limited by share capital and is incorporated and domiciled in England. The address of the Company's registered office is Regina House, 124 Finchley Road, London, NW3 5JS.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

There are no critical judgments nor any critical accounting estimates made in applying the Company's accounting policies towards the preparation of the financial statements in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland.

The policies applied under the Company's previous accounting framework are not materially different to those applied under Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland. Consequently, there has been no material impact on equity brought forward nor total comprehensive income reported for the preceding reporting period.

2.2 Exemption from preparing consolidated financial statements

The Company is itself a subsidiary company and is exempt from the requirement to prepare consolidated financial statements by virtue of section 401 of the Companies Act 2006 on the grounds that the Company and its subsidiary undertaking are included by full consolidation in the consolidated financial statements of a fellow group undertaking, as detailed in note 9 of the financial statements.

The financial statements therefore present information about the Company as an individual undertaking and not about its Group.

2.3 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.4 Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors.

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is an 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.

2.5 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

SYNDLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2017

2. Accounting policies (continued)

2.6 Taxation

Tax is recognised in the statement of comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

2.7 Exceptional items

Exceptional items are transactions that fall within the ordinary activities of the Company but are presented separately due to their size or incidence.

Exceptional items consist of inter-company loan balances written off.

3. Employees

The Company had no employees other than its directors during the current and preceding financial reporting periods.

Key management personnel

The director of the Company, Gary Hilton Sacks, is recognised as being the sole individual that makes up the key management personnel of the Company. It is he whom holds sole responsibility for planning, directing and controlling the activities of the Company.

During the current and preceding reporting periods, no remuneration was payable by the Company to key management personnel.

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2017**

4. Fixed asset investments

	Investments in subsidiary companies £
Cost or valuation	
At 1 July 2016	1,909,503
Disposals	(2)
At 30 June 2017	<u>1,909,501</u>
Impairment	
At 1 July 2016	1,909,503
Impairment on disposals	(2)
At 30 June 2017	<u>1,909,501</u>
At 30 June 2017	<u>-</u>
At 30 June 2016	<u>-</u>

5. Financial instruments

The Company held no financial instruments as at the reporting date that would be considered reportable under Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland.

6. Share capital

	2017 £	2016 £
Shares classified as equity		
Authorised, allotted, called up and fully paid		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

7. Reserves

Profit & loss account

The profit and loss account amounting to £(100) (2016: £(100)) includes all current and prior period retained profits and losses.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2017

8. Related party transactions

At the reporting date the following balances, as disclosed in the table below, were due from/(to) fellow group undertakings of the Company. Amounts due are unsecured, interest-free and repayable on demand.

	2017 £	2016 £
Canary Central Limited	-	(2)
City & Docklands London Limited	98	98
City & Docklands Property Investments Limited	2	2
WFR Development Limited	(1,909,501)	(1,909,501)

Amounts due to WFR Development Limited and from both City & Docklands Property Investments Limited and City & Docklands London Limited were provided for in full during a previous reporting period.

9. Controlling party

The immediate parent company is City & Docklands London Limited, a company incorporated in England and Wales, which holds a 97.5% interest in the issued share capital of Syndle Limited.

The parent undertaking of the smallest group for which consolidated group financial statements are prepared is City & Docklands Property Holdings Limited. The registered office of City & Docklands Property Holdings Limited is Regina House, 124 Finchley Road, London, NW3 5JS and copies of its consolidated financial statements may be obtained from the UK Companies House website: <https://beta.companieshouse.gov.uk/>.

10. Auditors' information

The audit report for the Company in respect of the year ended 30 June 2017 was unqualified.

On behalf of Nyman Libson Paul Chartered Accountants and Statutory Auditors, the audit report was signed by Richard Paul in his capacity as senior statutory auditor.