

Registered number
4168390

Waterloo Property Investments Limited
Annual Report and financial statements
for the year ended
30 September 2012

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Waterloo Property Investments Limited
Annual Report and financial statements for the year ended 30 September 2012
Contents

	Pages
Company information	1
Director's report	2
Statement of director's responsibilities	2
Profit and loss reserve	3
Balance sheet	4
Notes to the financial statements	5-7

Waterloo Property Investments Limited
Company information for the year ended 30 September 2012

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

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Waterloo Property Investments Limited
Director's report for the year ended 30 September 2012

The director presents his annual report and the audited financial statements of the company for the year ended 30 September 2012

Principal activities

The company is dormant and has not traded during the year or subsequent to the year end

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

Waterloo Property Investments Limited
Statement of director's responsibilities for the year ended 30 September 2012

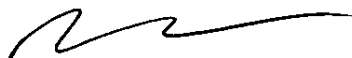
The director is responsible for preparing the director's report and the financial statements in accordance with applicable law and regulations

Company law requires the director to prepare financial statements for each financial year. Under that law the director has prepared 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 year. In preparing these financial statements, the director is required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures
- prepare the accounts 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
26 June 2013

Waterloo Property Investments Limited
Profit and loss account
for the year ended 30 September 2012

The company did not trade during the year or the preceeding year and made neither a profit or a loss. There were also no other recognised gains and losses for the current financial year or the preceeding financial year. Accordingly, neither a profit and loss nor a statement of total recognised gains and losses have been presented.

Balance Sheet
as at 30 September 2012

	Note	2012 £	2011 £
Current assets			
Debtors	4	100	100
Net assets		<u>100</u>	<u>100</u>
Capital and reserves			
Called up share capital	5	100	100
Profit and loss reserve	6	-	-
Total shareholder's funds	8	<u>100</u>	<u>100</u>

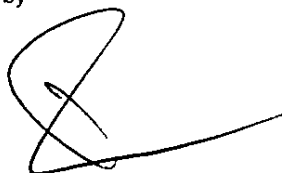
The director is satisfied that the company is entitled to exemption under Section 480(1) of the Companies Act 2006 and that the member has not required the company to obtain an audit in accordance with section 476(1) of the Act

The director acknowledges his responsibility for

- (i) ensuring that the company keeps proper accounting records which comply with Sections 386 and 387 of the Companies Act 2006, and
- (ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with the requirements of Sections 394 and 395 of the Companies Act 2006, and which otherwise comply with the requirements of this Act relating to accounts, so far as applicable to the company

These financial statements were approved by the Board of Directors on **26 June 2013**
and signed on its behalf by

Mr R J Livingstone
Director
26 June 2013



Waterloo Property Investments Limited
Notes to the financial statements
for the year ended 30 September 2012

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 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.

Deferred taxation

Deferred tax is provided in respect of all timing differences that have originated, but not reversed, at the balance sheet date that give rise to an obligation to pay more or less tax in the future. Deferred tax is not recognised when fixed assets are revalued unless, by the balance sheet date, there is a binding agreement to sell the revalued assets and the gain or loss expected to arise on sale has been recognised in the financial statements.

Deferred tax is measured on a non-discounted basis. A deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Cash flow statement

The company has taken advantage of the exemption permitted by Financial Reporting Standard 1, (revised 1996) 'Cash flow statement' from including a cash flow statement on the grounds that the company is wholly owned and its ultimate parent publishes a consolidated cash flow statement.

2 Director's emoluments

The director did not receive any emoluments in respect of his services to the company (2011: £nil). The company has no employees (2011: none) other than the director.

The emoluments of the director are paid by a fellow subsidiary company which makes no recharge to the company. The director is an employee of a fellow subsidiary. It is not possible to make an accurate apportionment of his emoluments in respect of each of the subsidiaries to which he provides services. Accordingly, the above details include no emoluments in respect of the director. The total emoluments of the director are included in the aggregate of employee wages and salaries included in the financial statements of the ultimate parent company.

3 Tax on loss on ordinary activities

No tax has been provided for due to the company not trading during the year (2011: nil).

Waterloo Property Investments Limited
Notes to the financial statements
for the year ended 30 September 2012

4 Debtors			2012	2011
			£	£
Amounts owed by group undertakings			<u>100</u>	<u>100</u>
Amounts owed by group undertakings are repayable on demand, unsecured and interest free				
5 Called up share capital			2012	2011
			£	£
Authorised 10,000 ordinary shares of £1 each			<u>10,000</u>	<u>10,000</u>
	2012	2011	2012	2011
	Number	Number	£	£
Allotted and fully paid Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
6 Profit and loss reserve				£
At 1 October 2011 and 30 September 2012				<u>-</u>
7 Dividends			2012	2011
			£	£
Dividends paid on £1 ordinary shares			<u>-</u>	<u>807,541</u>
8 Reconciliation of movement in shareholder's funds			2012	2011
			£	£
At 1 October			100	807,641
Dividends			-	(807,541)
At 30 September			<u>100</u>	<u>100</u>

9 Related party transactions

The company has taken advantage of the exemption under paragraph 3(c) from the provisions of FRS 8, 'Related Party Disclosures', on the grounds that it is wholly owned subsidiary of a group headed by Loopsign Limited, whose accounts are publicly available

Waterloo Property Investments Limited
Notes to the financial statements
for the year ended 30 September 2012

10 Parent undertaking

The immediate parent undertaking is London & Regional Group Investments Limited, a company incorporated and registered in England and Wales

The ultimate parent undertaking is Loopsign Limited, a company incorporated in England and Wales

London & Regional Group Holdings Limited is the parent undertaking of the smallest group of undertakings to consolidate these financial statements as at 30 September 2012. Loopsign Limited is the parent undertaking of the largest group of undertakings to consolidate these financial statements at 30 September 2012. The consolidated financial statements of Loopsign Limited can be obtained from the company secretary at

Quadrant House, Floor 6
4 Thomas More Square
London
E1W 1YW

The ultimate controlling parties are I M Livingstone and R J Livingstone through their joint ownership of Loopsign Limited