

Fordwater Investments Limited

Annual Report and Unaudited Financial Statements
for the Year Ended 31 December 2020

Fordwater Investments Limited

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Fordwater Investments Limited

(Registration number: 05712001)
Balance Sheet as at 31 December 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	<u>4</u>	11,183	13,041
Investment property	<u>5</u>	3,234,967	3,200,000
		<u>3,246,150</u>	<u>3,213,041</u>
Current assets			
Debtors	<u>6</u>	44,091	95,973
Cash at bank and in hand		55,935	22,371
		100,026	118,344
Creditors: Amounts falling due within one year	<u>7</u>	(187,075)	(150,112)
Net current liabilities		<u>(87,049)</u>	<u>(31,768)</u>
Total assets less current liabilities		3,159,101	3,181,273
Creditors: Amounts falling due after more than one year	<u>7</u>	(1,692,324)	(1,735,882)
Provisions for liabilities		<u>(669)</u>	<u>(142,847)</u>
Net assets		<u>1,466,108</u>	<u>1,302,544</u>
Capital and reserves			
Called up share capital		5,000	5,000
Revaluation reserve		724,429	598,415
Profit and loss account		736,679	699,129
Shareholders' funds		<u>1,466,108</u>	<u>1,302,544</u>

Fordwater Investments Limited

(Registration number: 05712001) Balance Sheet as at 31 December 2020

For the financial year ending 31 December 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the Board on 24 June 2021 and signed on its behalf by:

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Mr W D Blacklidge
Director

Fordwater Investments Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2020

1 General information

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

Freshford House
Redcliffe Way
Bristol
BS1 6NL
England

These financial statements were authorised for issue by the Board on 24 June 2021.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Going concern

The worldwide Covid-19 pandemic gives rise to uncertainty in relation to the company's future activity and events and indeed the company's longer-term prospects.

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the letting of properties and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

The company recognises revenue when:

- the amount of revenue can be reliably measured;
- it is probable that future economic benefits will flow to the entity;
- the stage of completion of the transaction at the end of the reporting period can be measured reliably;
- the costs incurred for the transaction and the costs to complete the transaction can be measured reliably;
- and specific criteria have been met for each of the company's activities.

Fordwater Investments Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2020

Finance income and costs policy

Interest income and expenses are recognised using the effective interest rate method.

Tax

The tax expense for the period comprises deferred tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

Deferred tax is recognised in respect of all timing differences between taxable profits and profits reported in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference.

Tangible assets

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Fixtures and fittings	10% straight line
Office equipment	25% straight line

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade debtors

Trade debtors are amounts due from customers for services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Fordwater Investments Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2020

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

3 Staff numbers

The average number of persons employed by the company (including directors) during the year was 2 (2019 - 2).

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Notes to the Unaudited Financial Statements for the Year Ended 31 December 2020

4 Tangible assets

	Furniture, fittings and equipment £	Total £
Cost or valuation		
At 1 January 2020	21,322	21,322
At 31 December 2020	21,322	21,322
Depreciation		
At 1 January 2020	8,281	8,281
Charge for the year	1,858	1,858
At 31 December 2020	10,139	10,139
Carrying amount		
At 31 December 2020	11,183	11,183
At 31 December 2019	13,041	13,041

5 Investment properties

	2020 £
At 1 January	3,200,000
Additions	34,967
At 31 December	3,234,967

The fair value of the company's investment properties were reviewed by the directors at 31/12/2020.

Fordwater Investments Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2020

6 Debtors

	Note	2020 £	2019 £
Trade debtors		34,394	50,005
Amounts due from related parties	<u>10</u>	-	26,000
Prepayments		9,697	14,614
Other debtors		-	5,354
		<u>44,091</u>	<u>95,973</u>

7 Creditors

Creditors: amounts falling due within one year

	Note	2020 £	2019 £
Due within one year			
Bank loans and overdrafts	<u>8</u>	79,000	79,000
Trade creditors		27,155	2,578
Amounts owed to related parties		10,365	-
Taxation and social security		183	-
Other creditors		37,371	36,371
Accruals and deferred income		33,001	32,163
		<u>187,075</u>	<u>150,112</u>

Creditors: amounts falling due after more than one year

	Note	2020 £	2019 £
Due after one year			
Loans and borrowings	<u>8</u>	<u>1,692,324</u>	<u>1,735,882</u>

Fordwater Investments Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2020

8 Loans and borrowings

		2020 £	2019 £
Current loans and borrowings			
Bank borrowings		79,000	79,000
		<u>79,000</u>	<u>79,000</u>
	Note	2020 £	2019 £
Non-current loans and borrowings			
Bank borrowings		1,100,635	1,131,603
Redeemable preference shares		20,000	20,000
Amounts owed to related parties	10	571,689	584,279
		<u>1,692,324</u>	<u>1,735,882</u>

9 Financial commitments, guarantees and contingencies

Amounts disclosed in the balance sheet

Included in the balance sheet are financial commitments of £1,179,635 (2019 - £1,210,603). Bank loans are secured over the assets of the company via negative pledge, fixed and floating charges.

Included in the balance sheet are guarantees of £150,000 (2019 - £150,000). The directors have provided personal guarantees.

10 Related party transactions

Loans to related parties

	Other related parties £	Total £
2020		
At start of period	26,000	26,000
Repaid	(26,000)	(26,000)
	<u>-</u>	<u>-</u>
At end of period	-	-
	Other related parties £	Total £
2019		
At start of period	28,360	28,360
Repaid	(2,360)	(2,360)
	<u>26,000</u>	<u>26,000</u>
At end of period	26,000	26,000

Terms of loans to related parties

Loans to other related parties are interest free and are repayable on demand.

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Notes to the Unaudited Financial Statements for the Year Ended 31 December 2020

Loans from related parties

	Key management £	Other related parties £	Total £
2020			
At start of period	584,279	-	584,279
Advanced	2,800	10,365	13,165
Repaid	(15,390)	-	(15,390)
	<u>571,689</u>	<u>10,365</u>	<u>582,054</u>
At end of period			
		Key management £	Total £
2019			
At start of period		625,608	625,608
Advanced		1,000	1,000
Repaid		(42,329)	(42,329)
		<u>584,279</u>	<u>584,279</u>
At end of period			

Terms of loans from related parties

Loans from key management are interest free and are not repayable within a period of less than one year.
Loans from other related parties are interest free and are repayable on demand.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.