

Company's Registered Number: 05997101

ONE HYDE PARK LIMITED

**Report and financial statements for filing with the Registrar of Companies
for the year ended**

31 DECEMBER 2016

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ONE HYDE PARK LIMITED

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ONE HYDE PARK LIMITED

DIRECTORS AND ADVISERS

Directors	E Parsons I M Burns J G Wilson G Sintes
Registered office	42-50 Hersham Road Walton-on-Thames Surrey KT12 1RZ
Bankers	RBS International 1 Glatigny Esplanade St. Peter Port Guernsey GY1 4BQ RBS P O Box 2027 Parklands De Havilland Way Bolton BL6 4YU
Auditors	Nexia Smith & Williamson Chartered Accountants 25 Moorgate London EC2R 6AY

ONE HYDE PARK LIMITED

STATEMENT OF FINANCIAL POSITION as at 31 DECEMBER 2016

	Notes	2016 £	2015 £
Fixed assets			
Tangible fixed assets	4	1	1
Current assets			
Debtors	5	245,162	116,236
Cash at bank and in hand		4,166,723	4,629,739
		<hr/>	<hr/>
		4,411,885	4,745,975
Creditors: amounts falling due within one year	6	(1,186,572)	(2,285,245)
		<hr/>	<hr/>
Net current assets		3,225,313	2,460,730
		<hr/>	<hr/>
Total assets less current liabilities		3,225,314	2,460,731
Provisions for liabilities	7	(3,225,223)	(2,460,640)
		<hr/>	<hr/>
Net assets		91	91
		<hr/>	<hr/>
Capital and reserves			
Called up share capital	8	91	91
		<hr/>	<hr/>
Shareholders' funds		91	91
		<hr/>	<hr/>

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime as set out within Part 15 of the Companies Act 2006.

The profit and loss account and directors' report have not been delivered to the Registrar of Companies in accordance with the special provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the Board of Directors and were signed on its behalf by:-



I Burns
Director

Date: 23 MARCH 2017

Company's Registered Number: 05997101

ONE HYDE PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 DECEMBER 2016

1 Statutory information

One Hyde Park Limited is a private company, limited by shares, incorporated in England and Wales, registration number 05997101. The registered office is 42-50 Hersham Road, Walton-on-Thames, Surrey, KT12 1RZ.

The entity's nature of operations and principal activity is that of the management of One Hyde Park.

2 Basis of preparation

These financial statements are prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" as applied in the context of the small entities regime.

These financial statements are prepared on a going concern basis. The financial statements reflect all transactions with, for and on behalf of the residents.

3 Principal accounting policies

Tangible fixed assets

Tangible fixed assets comprise of freehold title to One Hyde Park. The freehold title is stated at cost.

Cash at bank and in hand

All cash is held on trust and therefore restricted and only available to be used in accordance with Section 42 of the Landlord and Tenant Act 1987.

Leases

Rental costs under operating leases are charged to the profit and loss account on a straight-line basis over the lease term.

Financial Instruments

Financial assets and financial liabilities are recognised in the balance sheet when the company becomes a party to the contractual provisions of the instrument.

Trade and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. A provision is established when there is objective evidence that the company will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of three months or less and bank overdrafts which are an integral part of the company's cash management.

Financial liabilities and equity instruments issued by the company are classified in accordance with the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities. Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs.

ONE HYDE PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 DECEMBER 2016 (continued)

Turnover

Revenue is measured at the fair value of the right to consideration and represents amounts receivable for service charges in respect of apartments, commercial units, car park spaces and storage areas and fees for the provision of additional services to residents. Turnover is receivable wholly within the United Kingdom.

Turnover is recognised in the period to which it relates on an accruals basis.

Taxation

The company is a mutual trader. As a result the company is only taxed on bank and other interest.

Employee benefits

Short term employee benefits and annual bonuses are accrued as services are rendered. Contributions to defined contribution pension schemes are charged to profit or loss as they become payable in accordance with the rules of the scheme. Differences between contributions payable in the year and those actually paid are shown as either accruals or prepayments in the balance sheet.

Sinking fund: deferred income account

This represents funds collected from residents in accordance with the terms of their leases, for the funding of maintenance costs which will be at an uncertain future date. The funds are held on Trust and if they are not spent will be returned to residents; accordingly they are classified as a provision.

Pension costs

Contributions to defined contribution schemes are charged to the profit and loss account as they become payable in accordance with the rules of the scheme. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the balance sheet.

4 Tangible fixed assets

On 11 June 2014, the freehold title to One Hyde Park was transferred from Project Grande (Guernsey) Holdings Limited for a consideration of £1.

ONE HYDE PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 DECEMBER 2016
(continued)

5	Debtors	2016	2015
		£	£
	Trade debtors	113,972	92,171
	Other debtors	92,965	12,860
	Unpaid share capital	91	91
	Prepayments	38,134	11,114
		<hr/>	<hr/>
		245,162	116,236
		<hr/>	<hr/>
6	Creditors: amounts falling due within one year	2016	2015
		£	£
	Trade creditors	187,966	645,154
	Surplus repayable to residents	85,789	577,056
	Residents' deposits	440,496	492,813
	Other tax and social security	32,780	49,922
	Accruals	410,760	347,759
	Other creditors	28,781	172,541
		<hr/>	<hr/>
		1,186,572	2,285,245
		<hr/>	<hr/>
7	Provisions for liabilities	2016	2015
		£	£
	Sinking Fund: deferred income account		
	At 1 January 2015	2,460,640	1,710,640
	Amounts received from residents in the year	764,583	750,000
		<hr/>	<hr/>
	At 31 December 2015	3,225,223	2,460,640
		<hr/>	<hr/>
8	Share capital	2015	2014
		£	£
	Allotted and called up		
	91 ordinary shares of £1 each	91	91
		<hr/>	<hr/>

ONE HYDE PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 DECEMBER 2016 (continued)

9 Operating lease commitments

At 31 December 2016 the company has total future minimum payments under operating leases in the following periods:

	2016 £	2015 £
Within one year	11,063	3,131
Between one and two years	1,844	-
Between two and five years	-	-
	<hr/>	<hr/>
	12,907	3,131
	<hr/>	<hr/>

10 Ultimate controlling party

There is no ultimate controlling party as at 31 December 2016 and as at 31 December 2015.

11 Auditor's Information

The auditor's report on the financial statements prepared for the members was unqualified and there were no matters to which the auditor drew attention by way of emphasis. The auditor's report was signed by Andrew Bond of Nexia Smith & Williamson as senior statutory auditor.