

**WH ESTATES SOUTH EAST LIMITED**

**FINANCIAL STATEMENTS**

**INFORMATION FOR FILING WITH THE REGISTRAR**

**FOR THE YEAR ENDED 31 MARCH 2019**

**WH ESTATES SOUTH EAST LIMITED**  
**REGISTERED NUMBER: 06408376**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2019**

	Note	2019 £	2018 £
<b>Fixed assets</b>			
Investment property	4	2,260,000	2,260,000
		<u>2,260,000</u>	<u>2,260,000</u>
<b>Current assets</b>			
Debtors: amounts falling due after more than one year	5	525,000	342,218
Cash at bank and in hand	6	98,669	165,063
		<u>623,669</u>	<u>507,281</u>
Creditors: amounts falling due within one year	7	(184,452)	(190,051)
<b>Net current assets</b>		<u>439,217</u>	<u>317,230</u>
<b>Total assets less current liabilities</b>		<u>2,699,217</u>	<u>2,577,230</u>
Creditors: amounts falling due after more than one year	8	(1,686,230)	(1,784,840)
<b>Net assets</b>		<u><u>1,012,987</u></u>	<u><u>792,390</u></u>
<b>Capital and reserves</b>			
Called up share capital	10	1	1
Profit and loss account		1,012,986	792,389
		<u><u>1,012,987</u></u>	<u><u>792,390</u></u>

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:

.....  
**S F Gavin**  
Director

Date: 1 August 2019

The notes on pages 2 to 6 form part of these financial statements.

## WH ESTATES SOUTH EAST LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019

#### 1. General information

W H Estates South East Limited is a company limited by share capital and incorporated in England and Wales. The address of the registered office and principal place of business is 2nd Floor, Clifton House, Bunnian Place, Basingstoke, Hampshire, RG21 7JE.

The principal activity of the company was that of an investment property holding company.

#### 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.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies.

The following principal accounting policies have been applied:

##### 2.2 Turnover

The turnover shown in the profit and loss account represents rental income from investment properties held. Rental income represents amounts invoiced during the year, exclusive of Value Added Tax, and adjusted for deferred income.

##### 2.3 Investment property

Investment property is carried at fair value determined annually by the directors and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the income statement.

##### 2.4 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

##### 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.

##### 2.6 Finance costs

Finance costs are charged to the Statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019

2. Accounting policies (continued)

2.7 Operating leases: the Company as lessor

Rental income from operating leases is credited to the statement of comprehensive income on a straight line basis over the term of the relevant lease.

Amounts paid and payable as an incentive to sign an operating lease are recognised as a reduction to income over the lease term on a straight line basis, unless another systematic basis is representative of the time pattern over which the lessor's benefit from the leased asset is diminished.

2.8 Taxation

Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

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.

3. Employees

The average monthly number of employees, including directors, during the year was 0 (2018 - 0).

4. Investment property

	Freehold investment property £
<b>Valuation</b>	
At 1 April 2018	2,260,000
<b>At 31 March 2019</b>	<b>2,260,000</b>

The 2019 valuations were made by a qualified valuer, on an open market value for existing use basis.

WH ESTATES SOUTH EAST LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019

5. Debtors

	2019 £	2018 £
<b>Due after more than one year</b>		
Amounts owed by group undertakings	525,000	342,218
	<u>525,000</u>	<u>342,218</u>

6. Cash and cash equivalents

	2019 £	2018 £
Cash at bank and in hand	98,669	165,063
	<u>98,669</u>	<u>165,063</u>

7. Creditors: Amounts falling due within one year

	2019 £	2018 £
Bank loans	100,000	100,000
Corporation tax	15,774	23,691
Accruals and deferred income	68,678	66,360
	<u>184,452</u>	<u>190,051</u>

8. Creditors: Amounts falling due after more than one year

	2019 £	2018 £
Bank loans	1,686,230	1,784,840
	<u>1,686,230</u>	<u>1,784,840</u>

**Secured loans**

Bank loans are secured by a floating charge over the freehold property.

WH ESTATES SOUTH EAST LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019

9. Loans

Analysis of the maturity of loans is given below:

	2019 £	2018 £
<b>Amounts falling due within one year</b>		
Bank loans	100,000	100,000
	<u>100,000</u>	<u>100,000</u>
<b>Amounts falling due 1-2 years</b>		
Bank loans	100,000	100,000
	<u>100,000</u>	<u>100,000</u>
<b>Amounts falling due 2-5 years</b>		
Bank loans	300,000	300,000
	<u>300,000</u>	<u>300,000</u>
<b>Amounts falling due after more than 5 years</b>		
Bank loans	1,286,230	1,384,840
	<u>1,286,230</u>	<u>1,384,840</u>
	<u>1,786,230</u>	<u>1,884,840</u>

10. Share capital

	2019 £	2018 £
<b>Allotted, called up and fully paid</b>		
1 (2018 - 1) Ordinary share of £1.00	<u>1</u>	<u>1</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019**

**11. Controlling party**

The immediate parent company is WH Estates Limited, a company incorporated in England and Wales.

The ultimate parent company and the smallest and largest group in which the company's results are consolidated is Hartford Care Group Limited, a company incorporated in England and Wales. The consolidated accounts of Hartford Care Group Limited are available from Companies House.

There is no one ultimate controlling party.

**12. Auditor's information**

The auditor's report on the financial statements for the year ended 31 March 2019 was unqualified.

The audit report was signed on 2 August 2019 by Alexander Peal BSc (Hons) FCA DChA (Senior statutory auditor) on behalf of James Cowper Kreston.

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.