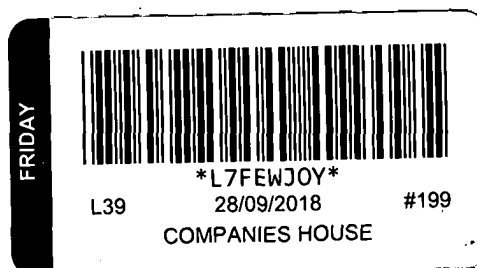


WELLINGTON CLOSE LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017
PAGES FOR FILING WITH REGISTRAR



WELLINGTON CLOSE LIMITED

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WELLINGTON CLOSE LIMITED

STATEMENT OF FINANCIAL POSITION

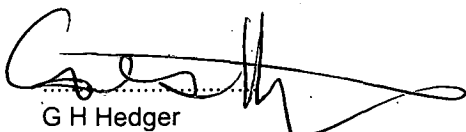
AS AT 31 DECEMBER 2017

| | Notes | 2017 £ | £ | 2016 £ | £ |
|--|-------|--------------------|----------------|--------------------|----------------|
| Current assets | | | | | |
| Stocks | | 2,792,982 | | 2,792,982 | |
| Debtors | 4 | 4,079,062 | | 4,359,784 | |
| Cash at bank and in hand | | 79,852 | | 168,653 | |
| | | <u>6,951,896</u> | | <u>7,321,419</u> | |
| Creditors: amounts falling due within one year | 5 | <u>(4,279,496)</u> | | <u>(4,646,158)</u> | |
| Net current assets | | | 2,672,400 | | 2,675,261 |
| Creditors: amounts falling due after more than one year | 6 | | (2,295,354) | | (2,295,204) |
| Net assets | | | <u>377,046</u> | | <u>380,057</u> |
| Capital and reserves | | | | | |
| Called up share capital | 7 | | 100 | | 100 |
| Profit and loss reserves | | | 376,946 | | 379,957 |
| Total equity | | | <u>377,046</u> | | <u>380,057</u> |

The directors of the company have elected not to include a copy of the income statement within the financial statements.

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

The financial statements were approved by the board of directors and authorised for issue on 27/01/18 and are signed on its behalf by:


G H Hedger
Director

Company Registration No. 6418345

WELLINGTON CLOSE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2017

1 Accounting policies

Company information

Wellington Close Limited is a private company limited by shares and is incorporated and domiciled in England. The principal place of business is First Floor, 103 Portobello Road, London W11 2QB.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Turnover

Turnover represents amounts receivable for the sale of properties. The sale is recognised on completion or, if the sale is conditional, at the earlier of completion or satisfaction of the condition.

Rent receivable represents rental income and ground rent receivable from investment properties and is measured at fair value. Rental income is recognised in the period to which it arises on an accruals basis and in accordance with the terms of the lease. It is included within operating profit.

1.3 Stocks

Stocks of property are stated at the lower of cost and estimated selling price less costs to complete and sell.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

1.4 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand.

1.5 Financial instruments

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

WELLINGTON CLOSE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

1 Accounting policies

(Continued)

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

1.6 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.7 Interest capitalisation

Interest and related costs payable on the bank loan financing the acquisition and development of the property is capitalised until the development is completed. Interest payable after completion of the development is charged to the profit and loss account.

WELLINGTON CLOSE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2017

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

The following judgement (apart from those involving estimates) has had the most significant effect on amounts recognised in the financial statements.

Property stock

When calculating the stock provision, management considers the nature and condition of the stock, as well as applying assumptions around anticipated saleability of stock of properties. At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

Property stock is valued at cost and no provision was required in the current or previous year for impairment losses.

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was 2 (2016 - 2).

4 Debtors

| | 2017 £ | 2016 £ |
|---|------------------|------------------|
| Amounts falling due within one year: | | |
| Amounts owed by group undertakings | 698,423 | 698,422 |
| Other debtors | 3,380,639 | 3,661,362 |
| | <u>4,079,062</u> | <u>4,359,784</u> |

5 Creditors: amounts falling due within one year

| | 2017 £ | 2016 £ |
|-----------------------------------|------------------|------------------|
| Amounts due to group undertakings | 2,222,455 | 2,601,577 |
| Corporation tax | 8,592 | - |
| Other creditors | 2,048,449 | 2,044,581 |
| | <u>4,279,496</u> | <u>4,646,158</u> |

WELLINGTON CLOSE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2017

6 Creditors: amounts falling due after more than one year

| | 2017 £ | 2016 £ |
|---------------------------|------------------|------------------|
| Bank loans and overdrafts | <u>2,295,354</u> | <u>2,295,204</u> |

The long-term loans are secured by a fixed charge over the company's property stock.

Creditors which fall due after five years are as follows:

| | 2017 £ | 2016 £ |
|-----------------------------------|------------------|------------------|
| Payable other than by instalments | <u>2,295,354</u> | <u>2,295,204</u> |

7 Called up share capital

| | 2017 £ | 2016 £ |
|--------------------------------|------------|------------|
| Ordinary share capital | | |
| Issued and fully paid | | |
| 100 Ordinary shares of £1 each | <u>100</u> | <u>100</u> |
| | <u>100</u> | <u>100</u> |

8 Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Paul Berlyn FCA.

The auditor was Arram Berlyn Gardner LLP.

WELLINGTON CLOSE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2017

9 Related party transactions

Transactions with related parties

The company has taken advantage of the exemption available under section 1A C.35 of FRS 102 "Related party disclosures" whereby it has not disclosed transactions with the ultimate parent company or any wholly owned subsidiary undertaking of the group.

During the year the company made purchases on normal commercial terms from a connected company controlled by one of the directors as follows:

| | 2017 £ | 2016 £ |
|-----------------------|-----------|-----------|
| Other related parties | - | 10,561 |

The following amounts were outstanding at the reporting end date:

| | 2017 £ | 2016 £ |
|--|-----------|-----------|
| Amounts owed to related parties | | |
| Other related parties | 2,037,381 | 2,037,381 |

The following amounts were outstanding at the reporting end date:

| | 2017 Balance £ |
|--|----------------------|
| Amounts owed by related parties | |
| Other related parties | 3,261,268 |

| | 2016 Balance £ |
|--|----------------------|
| Amounts owed by related parties | |
| Other related parties | 3,261,268 |

10 Directors' transactions

The directors W B Todd and G H Hedger have provided personal guarantees for the bank loan described in note 6.

11 Parent company

The parent company is Benchlevel Developments Limited and the ultimate parent company is Benchlevel Properties Limited. The registered office for both companies is 30 City Road, London EC1Y 2AB.