

Company Registration No. 06670056 (England and Wales)

WD CHATHAM LIMITED
REPORT AND UNAUDITED FINANCIAL
STATEMENTS
FOR THE YEAR ENDED
31 MARCH 2019
PAGES FOR FILING WITH REGISTRAR



WD CHATHAM LIMITED

COMPANY INFORMATION

Directors	P L Everest JA Naylor SP Machin
Secretary	M Wong CD Harper
Company number	06670056
Registered office	1st Floor 9-10 Staple Inn London WC1V 7QH
Accountants	RSM UK Tax and Accounting Limited Chartered Accountants 25 Farringdon Street London United Kingdom EC4A 4AB

WD CHATHAM LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2019

The directors present their annual report and financial statements for the year ended 31 March 2019.

Principal activities

The principal activity of the company continued to be that of acquisition, ownership and letting of property.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

P L Everest
JA Naylor
SP Machin

Small companies exemption

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board

.....
P L Everest
Director

Date: 12/12/2019

WD CHATHAM LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2019

	2019 £	2018 £
Turnover	1,675,367	1,766,774
Cost of sales	(396,430)	(545,048)
	<hr/>	<hr/>
Gross profit	1,278,937	1,221,726
Administrative expenses	(296,930)	(381,010)
	<hr/>	<hr/>
Operating profit	982,007	840,716
Interest payable and similar expenses	(649,833)	(643,267)
	<hr/>	<hr/>
Profit before taxation	332,174	197,449
Tax on profit	(97,627)	(60,861)
	<hr/>	<hr/>
Profit for the financial year	<u>234,547</u>	<u>136,588</u>

WD CHATHAM LIMITED**STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2019**

	Notes	2019 £	£	2018 £	£
Fixed assets					
Investment properties	4	9,859,332		9,767,038	
Current assets					
Debtors	5	415,496		432,457	
Cash at bank and in hand		880,772		817,868	
		1,296,268		1,250,325	
Creditors: amounts falling due within one year	6	(2,304,508)		(2,408,451)	
Net current liabilities		(1,008,240)		(1,158,126)	
Total assets less current liabilities		8,851,092		8,608,912	
Creditors: amounts falling due after more than one year	7	(8,150,000)		(8,150,000)	
Provisions for liabilities		(7,549)		84	
Net assets		693,543		458,996	
Capital and reserves					
Called up share capital	9	2		2	
Profit and loss reserves		693,541		458,994	
Total equity		693,543		458,996	

For the financial year ended 31 March 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of 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 12/12/2019 and are signed on its behalf by:

.....
P L Everest
Director

WD CHATHAM LIMITED

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

1 Accounting policies

Company information

WD Chatham Limited is a private company limited by shares and is registered and incorporated in England and Wales. The registered office is 1st Floor, 9-10 Staple Inn, London, WC1V 7QH.

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.

Turnover

Turnover represents the chargeable value, net of value added tax, of rentals and service charges receivable from tenants during the year.

Rental income is accounted for on a straight line basis over the term of the lease to account for rent free periods.

Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

Cash and cash equivalents

Cash and cash equivalents are basic financial instruments and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its financial instruments.

Financial instruments are recognised 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 and liabilities 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 financial instrument is measured at the present value of the future receipts or payments discounted at a market rate of interest.

WD CHATHAM LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies (Continued)

Equity instruments

Equity instruments issued by the company are recorded at the fair value of proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

Taxation

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current and deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on the net basis or to realise the asset and settle the liability simultaneously.

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

For non-depreciable assets measured using the revaluation model and investment properties measured at fair value (except investment property with a limited useful life held by the company to consume substantially all of its economic benefit), deferred tax is measured using the tax rates and allowances that apply to the sale of the asset or property.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 3 (2018 - 3).

The directors received no remuneration during the year (2018: £nil).

3 Taxation

	2019 £	2018 £
Current tax		
UK corporation tax on profits for the current period	86,972	71,684
Adjustments in respect of prior periods	3,022	(3,022)
Total current tax	<u>89,994</u>	<u>68,662</u>

WD CHATHAM LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

3 Taxation (Continued)

Deferred tax

Origination and reversal of timing differences	7,633	(7,801)
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Total tax charge	97,627	60,861
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4 Investment property

2019
£

Fair value

At 1 April 2018	9,767,038
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Additions	92,294
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At 31 March 2019	9,859,332
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The fair value of the investment property has been arrived at on the basis of a directors' valuation at 31 March 2019. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

The directors consider that the open market value of the property at 31 March 2019 approximates to its historic cost, and consequently no revaluation gains or losses are recorded in these financial statements.

The Investment property contains a negative pledge from ICG Longbow Debt Instrument No.4 which prohibits the company and its owners from creating any security interests over itself.

5 Debtors

	2019 £	2018 £
Amounts falling due within one year:		
Trade debtors	242,896	195,948
Other debtors	67,728	114,751
Prepayments and accrued income	104,872	121,758
	415,496	432,457

WD CHATHAM LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

6 Creditors: amounts falling due within one year

	2019 £	2018 £
Other borrowings	1,280,000	1,380,000
Trade creditors	92,715	191,226
Corporation tax	86,972	71,717
Other taxation and social security	171,204	154,726
Other creditors	673,617	610,782
	<u>2,304,508</u>	<u>2,408,451</u>

No interest is due on the related company and shareholders loans included in other borrowings.

7 Creditors: amounts falling due after more than one year

	Notes	2019 £	2018 £
Other borrowings		<u>8,150,000</u>	<u>8,150,000</u>

Other borrowings are secured by fixed and floating charges over the assets of the company and is repayable on 19 March 2021. Interest is charged on these borrowings at 8% per annum.

8 Deferred taxation

The major deferred tax liabilities and assets recognised by the company are:

	Liabilities 2019 £	Liabilities 2018 £
Balances:		
Accelerated capital allowances	<u>7,549</u>	<u>(84)</u>
Movements in the year:		2019 £
Liability/(Asset) at 1 April 2018		(84)
Charge to profit or loss		7,633
Liability at 31 March 2019		<u>7,549</u>

9 Called up share capital

	2019 £	2018 £
Ordinary share capital Issued and unpaid		
2 Ordinary shares of £1 each	<u>2</u>	<u>2</u>

WD CHATHAM LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

10 Reserves

Profit and loss reserves

Cumulative profit and loss net of distributions to owners.

11 Related party transactions

Transactions with related parties

During the year the company entered into the following transactions with related parties:

	Repayment of loan	
	2019 £	2018 £
ICG Longbow Equity Investments No 4 Sarl	50,000	-
Everest Investments Limited	50,000	-
	<u>100,000</u>	<u>-</u>

At the reporting end date, WD Chatham Limited had the following outstanding balances with related parties:

Amounts owed to related parties	2019 £	2018 £
ICG Longbow Equity Investments No 4 Sarl	640,000	690,000
Everest Investments Limited	640,000	690,000
	<u>1,280,000</u>	<u>1,380,000</u>

No interest is applied to the above loans and they are repayable on demand.

In addition, the company's other borrowings of £8,150,000 (2018: £8,150,000) are owed to the shareholder ICG Longbow Equity Investments No 4 SARL. Details of the loan are included in note 7.

12 Control

The directors consider the ultimate controlling party to be Peter Everest.

ACCOUNTANT'S REPORT TO THE BOARD OF DIRECTORS OF WD CHATHAM LIMITED ON THE UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019

In order to assist you to fulfil your duties under the Companies Act 2006 ("the Act"), we prepared for your approval the financial statements of WD Chatham Limited which comprise the statement of comprehensive income, the statement of financial position and the related notes in accordance with the financial reporting framework set out therein from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of WD Chatham Limited, as a body, in accordance with the terms of our engagement letter dated 8 May 2017. Our work has been undertaken solely to prepare for your approval the financial statements of WD Chatham Limited and state those matters that we have agreed to state to them in accordance with ICAEW Technical Release 07/16 AAF. This report should not therefore be regarded as suitable to be used or relied on by any other party wishing to acquire any rights against RSM UK Tax and Accounting Limited for any purpose or in any context. Any party other than the Board of Directors which obtains access to this report or a copy and chooses to rely on this report (or any part of it) will do so at its own risk. To the fullest extent permitted by law, RSM UK Tax and Accounting Limited will accept no responsibility or liability in respect of this report to any other party and shall not be liable for any loss, damage or expense of whatsoever nature which is caused by any person's reliance on representations in this report.

It is your duty to ensure that WD Chatham Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of WD Chatham Limited under the Act. You consider that WD Chatham Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of WD Chatham Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

RSM UK Tax and Accounting Limited

RSM UK Tax and Accounting Limited
Chartered Accountants
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17/12/2019