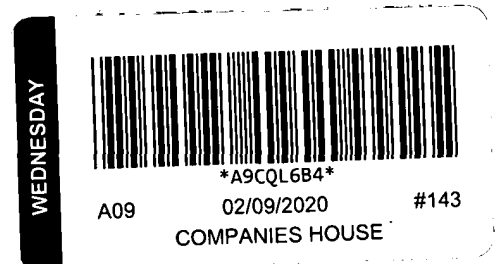


COMPANY REGISTRATION NUMBER: 09859738

WESTWISE PROPERTIES LIMITED
UNAUDITED FILLETED FINANCIAL STATEMENTS
30TH NOVEMBER 2019



BARNETT AND CO ACCOUNTANTS LIMITED
CHARTERED CERTIFIED ACCOUNTANTS
MELKSHAM

WESTWISE PROPERTIES LIMITED

CONTENTS

	Page
Directors and other information	1
Accountants report	2
Statement of financial position	3 - 4
Notes to the financial statements	5 - 8

WESTWISE PROPERTIES LIMITED

DIRECTORS AND OTHER INFORMATION

DIRECTORS	Mr Pedro Nunez Ms Joanne Hodge
COMPANY NUMBER	09859738
REGISTERED OFFICE	1st Floor 11 Church Street Melksham Wiltshire SN12 6LS
BUSINESS ADDRESS	2A Leighton Road Southville Bristol BS3 1NT
ACCOUNTANTS	Barnett and Co Accountants Limited 24A High Street Melksham Wiltshire SN12 6LA

WESTWISE PROPERTIES LIMITED

REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF WESTWISE PROPERTIES LIMITED YEAR ENDED 30TH NOVEMBER 2019


In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Westwise Properties Limited for the year ended 30th November 2019 which comprise the statement of financial position and related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <http://www.accaglobal.com/en/member/professional-standards/rules-standards/acca-rulebook.html>.

This report is made solely to the board of directors of Westwise Properties Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Westwise Properties Limited and state those matters that we have agreed to state to the board of directors of Westwise Properties Limited as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at http://www.accaglobal.com/content/dam/ACCA_Global/Technical/fact/technical-factsheet-163.pdf. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Westwise Properties Limited and its board of directors as a body for our work or for this report.

It is your duty to ensure that Westwise Properties 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 Westwise Properties Limited. You consider that Westwise Properties 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 Westwise Properties 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.



Barnett and Co Accountants Limited
Chartered Certified Accountants

24A High Street
Melksham
Wiltshire
SN12 6LA

3rd August 2020

WESTWISE PROPERTIES LIMITED

**STATEMENT OF FINANCIAL POSITION
30TH NOVEMBER 2019**

	Note	2019 £	£	2018 £	£
Fixed assets					
Tangible assets	5	211,226		211,873	
			211,226		211,873
Current assets					
Cash at bank and in hand		9,142		4,970	
		9,142		4,970	
Creditors: amounts falling due within one year	6	(211,560)		(214,901)	
Net current liabilities			(202,418)		(209,931)
Total assets less current liabilities			8,808		1,942
Provisions for liabilities			(697)		(820)
Net assets			8,111		1,122
Capital and reserves					
Profit and loss account			8,111		1,122
Shareholders funds			8,111		1,122

For the year ending 30th November 2019 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 financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act 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 and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

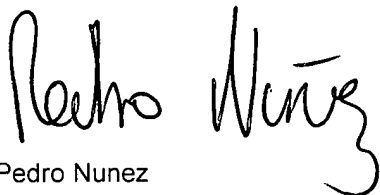
In accordance with section 444 of the Companies Act 2006, the statement of income and retained earnings has not been delivered.

The notes on pages 5 to 8 form part of these financial statements.

WESTWISE PROPERTIES LIMITED

STATEMENT OF FINANCIAL POSITION (CONTINUED)
30TH NOVEMBER 2019

These financial statements were approved by the board of directors and authorised for issue on 3rd August 2020, and are signed on behalf of the board by:

A handwritten signature in black ink, appearing to read 'Pedro Nunez', with a stylized flourish at the end.

Mr Pedro Nunez
Director

Company registration number: 09859738

The notes on pages 5 to 8 form part of these financial statements.

WESTWISE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 30TH NOVEMBER 2019

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 1st Floor, 11 Church Street, Melksham, Wiltshire, SN12 6LS.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

WESTWISE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) YEAR ENDED 30TH NOVEMBER 2019

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	- Nil%	
Fittings fixtures and equipment	- 15%	reducing balance

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

WESTWISE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) YEAR ENDED 30TH NOVEMBER 2019

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Employee numbers

The average number of persons employed by the company during the year amounted to 1 (2018: 1).

5. Tangible assets

	Freehold property £	Fixtures, fittings and equipment £	Total £
Cost			
At 1st December 2018 and 30th November 2019	<u>207,558</u>	<u>5,972</u>	<u>213,530</u>
Depreciation			
At 1st December 2018	-	1,657	1,657
Charge for the year	-	647	647
At 30th November 2019	<u>-</u>	<u>2,304</u>	<u>2,304</u>
Carrying amount			
At 30th November 2019	<u>207,558</u>	<u>3,668</u>	<u>211,226</u>
At 30th November 2018	<u>207,558</u>	<u>4,315</u>	<u>211,873</u>

WESTWISE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR ENDED 30TH NOVEMBER 2019

6. Creditors: amounts falling due within one year

	2019	2018
	£	£
Bank loans and overdrafts	-	3,604
Trade creditors	691	-
Corporation tax	1,436	-
Social security and other taxes	600	2,003
Other creditors	208,833	209,294
	<u>211,560</u>	<u>214,901</u>

7. Directors advances, credits and guarantees

During the year the directors entered into the following advances and credits with the company:

	2019			
	Balance brought forward £	Advances /(credits) to the directors £	Balance o/standing £	
Mr Pedro Nunez	<u>(208,719)</u>	<u>422</u>	<u>(208,297)</u>	
	2018			
	Balance brought forward £	Advances /(credits) to the directors £	Balance o/standing £	
Mr Pedro Nunez	<u>(207,408)</u>	<u>(1,311)</u>	<u>(208,719)</u>	