

**COMPANY REGISTRATION NUMBER: 09859738**

**WESTWISE PROPERTIES LIMITED**

**UNAUDITED FILLETED FINANCIAL STATEMENTS**

**30 November 2020**

**BARNETT AND CO ACCOUNTANTS LIMITED**

**CHARTERED MANAGEMENT ACCOUNTANTS**

**MELKSHAM**

# **WESTWISE PROPERTIES LIMITED**

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## **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 2020**

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 2020 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 Chartered Institute of Management Accountants , we are subject to its ethical and other professional requirements which are detailed at [www.cimaglobal.com](http://www.cimaglobal.com).

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 Chartered Institute of Management Accountants as detailed at [www.cimaglobal.com](http://www.cimaglobal.com). 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 Management Accountants

24A High Street

Melksham

Wiltshire

SN12 6LA

9th August 2021

**WESTWISE PROPERTIES LIMITED**

**STATEMENT OF FINANCIAL POSITION**

**30TH NOVEMBER 2020**

|                                                                | Note | 2020<br>£         | £                 | 2019<br>£         | £                 |
|----------------------------------------------------------------|------|-------------------|-------------------|-------------------|-------------------|
| <b>Fixed assets</b>                                            |      |                   |                   |                   |                   |
| Tangible assets                                                | 5    | 211,812           |                   | 211,226           |                   |
|                                                                |      | <u>          </u> | 211,812           | <u>          </u> | 211,226           |
| <b>Current assets</b>                                          |      |                   |                   |                   |                   |
| Cash at bank and in hand                                       |      | 25,108            |                   | 9,142             |                   |
|                                                                |      | <u>          </u> |                   | <u>          </u> |                   |
|                                                                |      | 25,108            |                   | 9,142             |                   |
| <b>Creditors: amounts falling due within one year</b>          | 6    | ( 212,651)        |                   | ( 211,560)        |                   |
|                                                                |      | <u>          </u> |                   | <u>          </u> |                   |
| <b>Net current liabilities</b>                                 |      |                   | ( 187,543)        |                   | ( 202,418)        |
|                                                                |      |                   | <u>          </u> |                   | <u>          </u> |
| <b>Total assets less current liabilities</b>                   |      |                   | 24,269            |                   | 8,808             |
| <b>Creditors: amounts falling due after more than one year</b> | 7    |                   | ( 6,000)          |                   | -                 |
| <b>Provisions for liabilities</b>                              |      |                   | ( 808)            |                   | ( 697)            |
|                                                                |      |                   | <u>          </u> |                   | <u>          </u> |
| <b>Net assets</b>                                              |      |                   | 17,461            |                   | 8,111             |
|                                                                |      |                   | <u>          </u> |                   | <u>          </u> |
| <b>Capital and reserves</b>                                    |      |                   |                   |                   |                   |
| Profit and loss account                                        |      |                   | 17,461            |                   | 8,111             |
|                                                                |      |                   | <u>          </u> |                   | <u>          </u> |
| <b>Shareholders funds</b>                                      |      |                   | 17,461            |                   | 8,111             |
|                                                                |      |                   | <u>          </u> |                   | <u>          </u> |

For the year ending 30 November 2020 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 Section 1A of 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.

These financial statements were approved by the board of directors and authorised for issue on 09 August 2021 , and are signed on behalf of the board by:

Mr Pedro Nunez

Director

Company registration number: 09859738

# **WESTWISE PROPERTIES LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

### **YEAR ENDED 30TH NOVEMBER 2020**

#### **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'. The Triennial review 2017 amendments to the standard have been early adopted.

#### **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.

## **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 |
| Computer Equipment              | - | 33.33 % straight line |

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.



## **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 (2019: 1 ).

## 5. Tangible assets

|                              | Freehold<br>property | Fixtures,<br>fittings and<br>equipment | Computer<br>Equipment | Total          |
|------------------------------|----------------------|----------------------------------------|-----------------------|----------------|
|                              | £                    | £                                      | £                     | £              |
| <b>Cost</b>                  |                      |                                        |                       |                |
| At 1st December 2019         | 207,558              | 5,972                                  | -                     | 213,530        |
| Additions                    | -                    | 318                                    | 1,299                 | 1,617          |
| <b>At 30th November 2020</b> | <b>207,558</b>       | <b>6,290</b>                           | <b>1,299</b>          | <b>215,147</b> |
| <b>Depreciation</b>          |                      |                                        |                       |                |
| At 1st December 2019         | -                    | 2,304                                  | -                     | 2,304          |
| Charge for the year          | -                    | 598                                    | 433                   | 1,031          |
| <b>At 30th November 2020</b> | <b>-</b>             | <b>2,902</b>                           | <b>433</b>            | <b>3,335</b>   |
| <b>Carrying amount</b>       |                      |                                        |                       |                |
| <b>At 30th November 2020</b> | <b>207,558</b>       | <b>3,388</b>                           | <b>866</b>            | <b>211,812</b> |
| At 30th November 2019        | 207,558              | 3,668                                  | -                     | 211,226        |

## 6. Creditors: amounts falling due within one year

|                                 | 2020           | 2019           |
|---------------------------------|----------------|----------------|
|                                 | £              | £              |
| Trade creditors                 | 565            | 691            |
| Corporation tax                 | 2,081          | 1,436          |
| Social security and other taxes | -              | 600            |
| Other creditors                 | 210,005        | 208,833        |
|                                 | <b>212,651</b> | <b>211,560</b> |

## 7. Creditors: amounts falling due after more than one year

|                           | 2020  | 2019 |
|---------------------------|-------|------|
|                           | £     | £    |
| Bank loans and overdrafts | 6,000 | -    |

## 8. Directors advances, credits and guarantees

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

**2020**

|                | Balance<br>brought<br>forward<br>£ | Advances<br>/(credits) to<br>the directors<br>£ | Balance<br>o/standing<br>£ |
|----------------|------------------------------------|-------------------------------------------------|----------------------------|
| Mr Pedro Nunez | ( 208,297)                         | ( 1,156)                                        | ( 209,453)                 |
|                | <hr/>                              | <hr/>                                           | <hr/>                      |

**2019**

|                | Balance<br>brought<br>forward<br>£ | Advances<br>/(credits) to<br>the directors<br>£ | Balance<br>o/standing<br>£ |
|----------------|------------------------------------|-------------------------------------------------|----------------------------|
| Mr Pedro Nunez | ( 208,719)                         | 422                                             | ( 208,297)                 |
|                | <hr/>                              | <hr/>                                           | <hr/>                      |

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.