

Company Registration number: 11081409

# **Thomas Wolsey Property Limited**

## **Annual Report and Financial Statements**

**for the Period Ended**

**31 July, 2019**

Beaver House  
23-38 Hythe Bridge Street  
Oxford  
OX1 2EP



**Thomas Wolsey Property Limited**  
**Financial Statements for the Period Ended 31 July 2019**

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**Thomas Wolsey Property Limited**  
**Financial Statements for the Period Ended 31 July 2019**

**Company Information**

**Directors:** The Very Reverend M W Percy  
Mr J C F S Lawrie

**Registered Office:** Mills & Reeve LLP  
Botanic House  
100 Hills Road  
Cambridge  
Cambridgeshire  
CB2 1PH

**Solicitors:** Mills & Reeves LLP  
Botanic House  
100 Hills Road  
Cambridge  
Cambridgeshire  
CB2 1PH

**Auditors:** Critchleys LLP  
Registered Auditors  
Beaver House  
23-38 Hythe Bridge Street  
Oxford  
OX1 2EP

## **Thomas Wolsey Property Limited**

### **Directors' Report for the Year Ended 31 July 2019**

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

#### **Directors of the company**

The directors who held office during the year were as follows:

The Very Reverend M W Percy

Mr J C F S Lawrie

#### **Principal activity**

The principal activity of the company is holding land for development.

#### **Disclosure of information to the auditors**

Each director has taken steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information. The directors confirm that there is no relevant information that they know of and which they know the auditors are unaware of.

#### **Small company provision statement**

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006

Approved by the Board on 18 March 2020 and signed on its behalf by:



.....  
Mr J C F S Lawrie

Director

**Thomas Wolsey Property Limited**  
**Statement of Directors' Responsibilities**

The directors acknowledge their responsibilities for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## **Thomas Wolsey Property Limited**

### **Independent Auditor's Report to the Members of Thomas Wolsey Property Limited**

#### **Opinion**

We have audited the financial statements of Thomas Wolsey Property Limited (the 'company') for the year ended 31 July 2019, which comprise the Profit and Loss Account, Balance Sheet, Statement of Changes in Equity, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 Section 1A 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 July 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

#### **Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

## **Thomas Wolsey Property Limited**

### **Independent Auditor's Report to the Members of Thomas Wolsey Property Limited**

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#### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

#### **Matters on which we are required to report by exception**

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' Report and from the requirement to prepare a Strategic Report.

#### **Responsibilities of directors**

As explained more fully in the Statement of Directors' Responsibilities [set out on page 3], the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

## **Thomas Wolsey Property Limited**

### **Independent Auditor's Report to the Members of Thomas Wolsey Property Limited**

#### **Use of our report**

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



.....  
Robert Kirtland (Senior Statutory Auditor)  
For and on behalf of Critchleys Audit LLP, Statutory Auditor

Beaver House  
23-38 Hythe Bridge Street  
Oxford  
OX1 2EP

3 April 2020



# Thomas Wolsey Property Limited

## Profit and Loss Account for the year ending 31 July 2019

	Notes	2019 £	10 July 1905 £
Turnover		32,636	24,382
Administrative expenses		(1,900)	(1,682)
<b>Operating profit/(loss)</b>		<u>30,736</u>	<u>22,700</u>
<b>Profit/(loss) on ordinary activities before taxation</b>		30,736	22,700
<b>Profit/(loss) for the financial year</b>		<u>30,736</u>	<u>22,700</u>
<b>Profit/(loss) for the period</b>		<u>30,736</u>	<u>22,700</u>

The notes on pages 10 to 12 form an integral part of these financial statements.

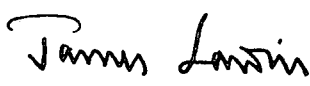
# Thomas Wolsey Property Limited

## Balance sheet as at 31 July 2019

	Notes	2019 £	2018 £
<b>Current Assets</b>			
Stocks	3	4,724,568	4,606,840
Debtors	4	18,034	17,480
		<u>4,742,602</u>	<u>4,624,320</u>
<b>Creditors: Amounts falling due within one year</b>	5	(111,866)	(1,620)
<b>Net current assets</b>		<u>4,630,736</u>	<u>4,622,700</u>
<b>Capital and reserves</b>			
Called up share capital		4,600,000	4,600,000
Profit and loss reserve		30,736	22,700
<b>Shareholders' funds</b>		<u>4,630,736</u>	<u>4,622,700</u>

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved and authorised for issue by the Board on 18 March 2020 and signed on its behalf by:



Mr J C F S Lawrie  
Director

# Thomas Wolsey Property Limited

## Statement of Changes in Equity for the year ending 31 July 2019

	Share Capital	Profit and Loss Account	Total
As at 1 August 2018	4,600,000	22,700	4,622,700
Profit for the period	<u>0</u>	<u>30,736</u>	<u>30,736</u>
Total comprehensive income	0	30,736	30,736
Gift-aid to parent charity	<u>0</u>	<u>(22,700)</u>	<u>(22,700)</u>
At 31 July 2019	<u><u>4,600,000</u></u>	<u><u>30,736</u></u>	<u><u>4,630,736</u></u>

	Share Capital	Profit and Loss Account	Total
Profit for the period	<u>0</u>	<u>22,700</u>	<u>22,700</u>
Total comprehensive income	0	22,700	22,700
New share capital subscribed	<u>4,600,000</u>	<u>0</u>	<u>4,600,000</u>
At 31 July 2018	<u><u>4,600,000</u></u>	<u><u>22,700</u></u>	<u><u>4,622,700</u></u>

## Thomas Wolsey Property Limited

### Notes to the Financial Statements for the year ending 31 July 2019

#### 1 General information

The company is a private company limited by share capital, incorporated in England.

The address of its registered office is:

Mills & Reeve LLP Botanic House  
100 Hills Road  
Cambridge  
CB2 1PH

The principal place of business is:

Christ Church  
Oxford  
OX1 1DP

#### 2 Accounting policies

##### Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

##### Statement of compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

##### Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

##### Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

The company recognises revenue when:

The amount of revenue can be reliably measured;

it is probable that future economic benefits will flow to the entity;

and specific criteria have been met for each of the company's activities.

##### Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

**Thomas Wolsey Property Limited**  
**Notes to the Financial Statements for the year ending 31 July 2019**

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**Stocks**

Stock consists of land which it is hoped will be sold for development and it is stated at the lower of cost and net realisable value.

The cost of stock includes relevant professional fees. At each reporting date, stocks are assessed for impairment. If stocks are impaired, the carrying amount is reduced to its selling price less costs to complete and sell; the impairment loss is recognised immediately in profit or loss.

**Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

**Share capital**

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

<b>3 Stocks</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Development Land	<u>4,724,568</u>	<u>4,606,840</u>
<b>4 Debtors</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Amounts owed by parent undertaking	18,034	17,480
Other debtors	<u>0</u>	<u>0</u>
	<u>18,034</u>	<u>17,480</u>

**Thomas Wolsey Property Limited**  
**Notes to the Financial Statements for the year ending 31 July 2019**

..... continued

<b>5 Creditors: Amounts falling due within one year</b>	<b>2019</b>	<b>2018</b>
	£	£
	<u>111,866</u>	<u>1,620</u>

**6 Parent and ultimate parent undertaking**

The company's immediate parent is The Dean and Chapter of the Cathedral of Church of Christ in Oxford of the Foundation of King Henry the Eighth (Christ Church)

The most senior parent entity producing publicly available financial statements is Christ Church, Oxford, OX1 1DP.