

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

FOR

WOODLAND INVESTMENT MANAGEMENT LIMITED

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FOR THE YEAR ENDED 31 DECEMBER 2020

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WOODLAND INVESTMENT MANAGEMENT LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2020

DIRECTORS:

A T Hanton
R J Brien

SECRETARY:

B J Hanton

REGISTERED OFFICE:

19 Half Moon Lane
Dulwich
London
SE24 9JU

REGISTERED NUMBER:

01705939 (England and Wales)

ACCOUNTANTS:

Peter Jarman LLP
trading as
Peter Jarman & Company
1 Harbour House
Harbour Way
Shoreham by Sea
West Sussex
BN43 5HZ

BALANCE SHEET
31 DECEMBER 2020

	Notes	2020 £	2019 £
FIXED ASSETS			
Tangible assets	4	766,139	1,031,709
Investments	5	<u>23,676,480</u>	<u>16,393,695</u>
		<u>24,442,619</u>	<u>17,425,404</u>
CURRENT ASSETS			
Stocks		11,588,772	9,881,641
Debtors	6	33,168	32,056
Cash at bank		<u>80,429</u>	<u>1,360,773</u>
		<u>11,702,369</u>	<u>11,274,470</u>
CREDITORS			
Amounts falling due within one year	7	<u>(4,559,021)</u>	<u>(3,480,287)</u>
NET CURRENT ASSETS		<u>7,143,348</u>	<u>7,794,183</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		31,585,967	25,219,587
CREDITORS			
Amounts falling due after more than one year	8	(40,000)	-
PROVISIONS FOR LIABILITIES		<u>(1,024,305)</u>	<u>(616,809)</u>
NET ASSETS		<u><u>30,521,662</u></u>	<u><u>24,602,778</u></u>
CAPITAL AND RESERVES			
Called up share capital		11	11
Fair value reserve	9	5,144,415	2,533,530
Retained earnings		<u>25,377,236</u>	<u>22,069,237</u>
		<u><u>30,521,662</u></u>	<u><u>24,602,778</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2020 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

BALANCE SHEET - continued
31 DECEMBER 2020

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 18 August 2021 and were signed on its behalf by:

A T Hanton - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

1. STATUTORY INFORMATION

Woodland Investment Management Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Land and buildings	- 2% on cost
Plant and machinery etc	- 25% on reducing balance

Investments in subsidiaries

Investments in subsidiary undertakings are recognised at cost.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2019 - 2).

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

4. TANGIBLE FIXED ASSETS

	Land and buildings £	Plant and machinery etc £	Totals £
COST			
At 1 January 2020	1,240,894	7,204	1,248,098
Disposals	(286,449)	-	(286,449)
At 31 December 2020	<u>954,445</u>	<u>7,204</u>	<u>961,649</u>
DEPRECIATION			
At 1 January 2020	209,726	6,663	216,389
Charge for year	19,089	135	19,224
Eliminated on disposal	(40,103)	-	(40,103)
At 31 December 2020	<u>188,712</u>	<u>6,798</u>	<u>195,510</u>
NET BOOK VALUE			
At 31 December 2020	<u>765,733</u>	<u>406</u>	<u>766,139</u>
At 31 December 2019	<u>1,031,168</u>	<u>541</u>	<u>1,031,709</u>

5. FIXED ASSET INVESTMENTS

	Other investments £
COST OR VALUATION	
At 1 January 2020	16,393,695
Additions	7,563,473
Disposals	(3,504,003)
Revaluations	3,223,315
At 31 December 2020	<u>23,676,480</u>
NET BOOK VALUE	
At 31 December 2020	<u>23,676,480</u>
At 31 December 2019	<u>16,393,695</u>

Cost or valuation at 31 December 2020 is represented by:

	Other investments £
Valuation in 2014	2,273,540
Valuation in 2015	(648,221)
Valuation in 2016	(819,930)
Valuation in 2017	1,010,714
Valuation in 2018	(1,221,481)
Valuation in 2019	2,555,615
Valuation in 2020	3,223,315
Cost	<u>17,302,928</u>
	<u>23,676,480</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Other debtors	<u>33,168</u>	<u>32,056</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Bank loans and overdrafts	10,000	-
Taxation and social security	965,021	797,937
Other creditors	<u>3,584,000</u>	<u>2,682,350</u>
	<u>4,559,021</u>	<u>3,480,287</u>

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2020	2019
	£	£
Bank loans	<u>40,000</u>	<u>-</u>

9. RESERVES

	Fair value reserve
	£
At 1 January 2020	2,533,530
Movements in the year	<u>2,610,885</u>
At 31 December 2020	<u>5,144,415</u>

10. RELATED PARTY DISCLOSURES

During the year, Dulwich Storage Company Ltd loaned £1,399,000 (2019:£1,000,000) to the company. This amount is still outstanding as at the year end.

A T Hanton, the company's director is also a director in Dulwich Storage Company Ltd

During the year, Giant Games Limited also loaned £2,175,000 (2019:£1,675,000) to the company. This amount is still outstanding as at the year end.

A T Hanton, the company's director is also a director and controlling shareholder in Giant Games Limited.

During the year, the company sold a property at a value of £80,000 to the son of A T Hanton, the company's director.

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.