

**Report of the Directors and  
Financial Statements  
for the Year Ended 31 December 2016  
for  
St. Hilda's Wharf (Wapping) Management  
Company Limited**

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**St. Hilda's Wharf (Wapping) Management  
Company Limited**

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for the Year Ended 31 December 2016**

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**St. Hilda's Wharf (Wapping) Management  
Company Limited**

**Company Information  
for the Year Ended 31 December 2016**

**DIRECTORS:**

Mrs. P M Curtis  
Mr. J P Lansdell  
Mr. R C Unwin  
Mr. B Patel  
Mr. B Crittenden

**SECRETARY:**

Woodberry Secretarial Limited

**REGISTERED OFFICE:**

Ground Floor  
Bury House  
31 Bury Street  
London  
EC3A 5AR

**REGISTERED NUMBER:**

02441302 (England and Wales)

**AUDITORS:**

Elliotts Shah  
Statutory Auditor  
Chartered Accountants  
Ground Floor, Bury House  
31 Bury Street  
London  
EC3A 5AR

**St. Hilda's Wharf (Wapping) Management  
Company Limited**

**Report of the Directors  
for the Year Ended 31 December 2016**

The directors present their report with the financial statements of the company for the year ended 31 December 2016.

**DIRECTORS**

The directors during the year under review were:

Mrs. P M Curtis  
Mr. J P Lansdell  
Mr. R C Unwin  
Mr. B Patel  
Mr. B Crittenden

The beneficial interests of the directors holding office on 31 December 2016 in the issued share capital of the company were as follows:

	31.12.16	1.1.16
<b>Ordinary £10 shares</b>		
Mrs. P M Curtis	1	1
Mr. J P Lansdell	1	1
Mr. R C Unwin	1	1
Mr. B Patel	1	1
Mr. B Crittenden	1	1

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Report of the Directors 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 then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;

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.

**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

**AUDITORS**

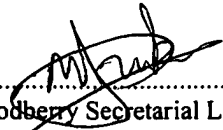
The auditors, Elliotts Shah, will be proposed for re-appointment at the forthcoming Annual General Meeting.

**St. Hilda's Wharf (Wapping) Management  
Company Limited**

**Report of the Directors  
for the Year Ended 31 December 2016**

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

**BY ORDER OF THE BOARD:**

  
.....  
Woodberry Secretarial Limited - Secretary

Date: 12 June 2017

**Report of the Independent Auditors to the Members of  
St. Hilda's Wharf (Wapping) Management  
Company Limited**

We have audited the financial statements of St. Hilda's Wharf (Wapping) Management Company Limited for the year ended 31 December 2016 on pages six to nine. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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 a Report of the Auditors 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.

**Respective responsibilities of directors and auditors**

As explained more fully in the Statement of Directors' Responsibilities set out on page two, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

**Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Directors to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

**Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2016 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.

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

In our opinion the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

**Report of the Independent Auditors to the Members of  
St. Hilda's Wharf (Wapping) Management  
Company Limited**

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

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' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Directors.

Nilesh Shah (Senior Statutory Auditor)  
for and on behalf of Elliotts Shah  
Statutory Auditor  
Chartered Accountants  
Ground Floor, Bury House  
31 Bury Street  
London  
EC3A 5AR

Date: 22 June 2017

**St. Hilda's Wharf (Wapping) Management  
Company Limited**

**Income Statement  
for the Year Ended 31 December 2016**

	Notes	2016 £	2015 £
<b>SERVICE CHARGES RECEIVABLE</b>		142,115	133,322
Administrative expenses		<u>142,115</u>	<u>133,322</u>
<b>OPERATING PROFIT</b>		-	-
Interest receivable and similar income		<u>592</u>	<u>528</u>
<b>PROFIT BEFORE TAXATION</b>		592	528
Tax on profit		<u>118</u>	<u>105</u>
<b>PROFIT FOR THE FINANCIAL YEAR</b>		<u><u>474</u></u>	<u><u>423</u></u>

The notes form part of these financial statements




**St. Hilda's Wharf (Wapping) Management  
Company Limited (Registered number: 02441302)**

**Balance Sheet  
31 December 2016**

	Notes	2016 £	2015 £
<b>CURRENT ASSETS</b>			
Debtors	3	494,485	443,715
<b>CREDITORS</b>			
Amounts falling due within one year	4	83,699	72,737
<b>NET CURRENT ASSETS</b>		410,786	370,978
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		410,786	370,978
<b>PROVISIONS FOR LIABILITIES</b>	5	410,396	370,588
<b>NET ASSETS</b>		390	390
<b>CAPITAL AND RESERVES</b>			
Called up share capital		390	390
<b>SHAREHOLDERS' FUNDS</b>		390	390

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 8th June 2017 and were signed on its behalf by:

  
.....  
Mrs. P M Curtis - Director

**St. Hilda's Wharf (Wapping) Management  
Company Limited**

**Notes to the Financial Statements  
for the Year Ended 31 December 2016**

**1. STATUTORY INFORMATION**

St. Hilda's Wharf (Wapping) Management Company 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 the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The company exists to manage and administer on a non profit making basis, the communal areas relating to St Hilda's Wharf at 160 and 170 Wapping High Street on behalf of the lessees. Service charges are held in trust for the lessees benefit. The company's financial statements reflect a summary of the Service Charge Accounts which are separately presented to the lessees.

**Application of FRS102 Section 1A**

These financial statements for the year ended 31 December 2016 are the first financial statements that comply with FRS 102 Section 1A small entities. The date of transition is 1 January 2015.

The transition to FRS 102 Section 1A small entities has not resulted in any changes in accounting policies to those previously used.

**Turnover**

Turnover represents service charges receivable.

**3. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2016 £	2015 £
Amounts due from tenants	188	-
Cash held by agents	493,076	443,127
Prepayments and accrued income	1,221	588
	<u>494,485</u>	<u>443,715</u>

The cash held by agents is held by way of two statutory trusts, in designated Client Bank Accounts at the National Westminster Bank in accordance with Section 42 and Section 42A of the Landlord & Tenant Act 1987. In addition to the Service Charge Client Account, the cash held by agents at the year end included £410,396 (2015 - £370,588) in respect of the reserve fund (see note 5) in the Reserve Funds Client Account.

**4. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2016 £	2015 £
Other creditors and accruals	13,313	9,280
Service charge in advance	65,127	52,779
Service charge surplus	5,259	10,678
	<u>83,699</u>	<u>72,737</u>

The service charge surplus/(deficit) is separately presented and analysed in the Service Charge Accounts as referred to in Note 2 Accounting Policies.

**St. Hilda's Wharf (Wapping) Management  
Company Limited**

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2016**

**5. PROVISIONS FOR LIABILITIES**

	2016 £	2015 £
Reserve fund		
Balance brought forward	370,588	329,767
Add: Contribution for year	39,000	39,000
Add: Net Interest receivable	474	423
Less: Reserves utilised	(10,344)	-
Previous year's surplus	10,678	1,398
	<u>410,396</u>	<u>370,588</u>

The Reserve Fund has been established to provide funds in order to contribute to the cost of major works which are expected to arise in the future. The present level of the fund may prove insufficient, given the uncertainty as to when such costs may arise. Due to the uncertainty of timing of works and their extent and costs, the amount included within the financial statements as a Reserve Fund should not be regarded as the full sum to meet future costs but merely a contribution to such costs.