

**WOODHAM HOUSE LIMITED**

**ABBREVIATED ACCOUNTS**

**FOR THE PERIOD 1ST NOVEMBER 2015 TO 31ST MARCH 2017**

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FOR THE PERIOD 1ST NOVEMBER 2015 TO 31ST MARCH 2017**

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**WOODHAM HOUSE LIMITED**

**COMPANY INFORMATION  
FOR THE PERIOD 1ST NOVEMBER 2015 TO 31ST MARCH 2017**

**DIRECTORS:**

S P Fenn  
Mrs S L Fenn

**REGISTERED OFFICE:**

2 Villiers Court  
40 Upper Mulgrave Road  
Cheam  
Surrey  
SM2 7AJ

**REGISTERED NUMBER:**

03720217 (England and Wales)

**ACCOUNTANTS:**

Halsey & Co (Accountants) Ltd.  
Chartered Certified Accountants  
Registered Auditors  
2 Villiers Court  
40 Upper Mulgrave Road  
Cheam  
Surrey  
SM2 7AJ

**WOODHAM HOUSE LIMITED (REGISTERED NUMBER: 03720217)**

**ABBREVIATED BALANCE SHEET  
31ST MARCH 2017**

	Notes	31.3.17 £	£	31.10.15 £	£
<b>FIXED ASSETS</b>					
Tangible assets	2		3,123		-
Investment property	3		<u>3,000,000</u>		<u>1,500,000</u>
			3,003,123		1,500,000
<b>CURRENT ASSETS</b>					
Debtors		1,470,634		1,358	
Cash at bank		<u>6,475</u>		<u>7,947</u>	
		1,477,109		9,305	
<b>CREDITORS</b>					
Amounts falling due within one year	4	<u>1,041,434</u>		<u>44,877</u>	
<b>NET CURRENT ASSETS/(LIABILITIES)</b>			<u>435,675</u>		<u>(35,572)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			3,438,798		1,464,428
<b>CREDITORS</b>					
Amounts falling due after more than one year	4		<u>1,360,219</u>		<u>-</u>
<b>NET ASSETS</b>			<u>2,078,579</u>		<u>1,464,428</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	5		700,000		700,000
Revaluation reserve			1,329,401		678,616
Profit and loss account			<u>49,178</u>		<u>85,812</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>2,078,579</u>		<u>1,464,428</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31st March 2017.

The members have not required the company to obtain an audit of its financial statements for the period ended 31st March 2017 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 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.
- (b)

The notes form part of these abbreviated accounts

**WOODHAM HOUSE LIMITED (REGISTERED NUMBER: 03720217)**

**ABBREVIATED BALANCE SHEET - continued**  
**31ST MARCH 2017**

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

The financial statements were approved by the Board of Directors on 25th September 2017 and were signed on its behalf by:

S P Fenn - Director

The notes form part of these abbreviated accounts

NOTES TO THE ABBREVIATED ACCOUNTS  
FOR THE PERIOD 1ST NOVEMBER 2015 TO 31ST MARCH 2017

1. ACCOUNTING POLICIES

**Accounting convention**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

**Turnover**

Turnover represents rental and other income, excluding value added tax.

**Tangible fixed assets**

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

Computer equipment - 33% on cost

**Investment property**

Investment properties are included in the balance sheet at their most recent valuation in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015) and are not depreciated. The treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the directors, necessary in order to give a true and fair view of the financial position of the company.

**Deferred tax**

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

2. TANGIBLE FIXED ASSETS

	Total £
<b>COST</b>	
At 1st November 2015	12,300
Additions	4,685
Disposals	(12,300)
At 31st March 2017	<u>4,685</u>
<b>DEPRECIATION</b>	
At 1st November 2015	12,300
Charge for period	1,562
Eliminated on disposal	(12,300)
At 31st March 2017	<u>1,562</u>
<b>NET BOOK VALUE</b>	
At 31st March 2017	<u>3,123</u>
At 31st October 2015	<u>-</u>

NOTES TO THE ABBREVIATED ACCOUNTS - continued  
FOR THE PERIOD 1ST NOVEMBER 2015 TO 31ST MARCH 2017

3. INVESTMENT PROPERTY

	Total £
<b>COST OR VALUATION</b>	
At 1st November 2015	1,500,000
Additions	849,215
Revaluations	650,785
At 31st March 2017	<u>3,000,000</u>
<b>NET BOOK VALUE</b>	
At 31st March 2017	<u>3,000,000</u>
At 31st October 2015	<u>1,500,000</u>

4. CREDITORS

Creditors include an amount of £ 1,425,000 for which security has been given.

They also include the following debts falling due in more than five years:

	31.3.17 £	31.10.15 £
Repayable by instalments	<u>1,135,809</u>	<u>-</u>

5. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.3.17 £	31.10.15 £
700,000	ordinary	£1	<u>700,000</u>	<u>700,000</u>

6. ULTIMATE PARENT COMPANY

Albrin Capital Limited is regarded by the directors as being the company's ultimate parent company.

7. RELATED PARTY DISCLOSURES

**Albrin Capital Limited**

Parent company

At the year end, amounts totalling £1,366,103 were due from the associated company.

	31.3.17 £	31.10.15 £
Amount due from related party at the balance sheet date	<u>1,366,103</u>	<u>-</u>

NOTES TO THE ABBREVIATED ACCOUNTS - continued  
FOR THE PERIOD 1ST NOVEMBER 2015 TO 31ST MARCH 2017

7. **RELATED PARTY DISCLOSURES - continued**

**Fennies Day Nurseries Limited**

Associated company

At the year end, the company owed a sum of £29,963 to the associated company.

	31.3.17	31.10.15
	£	£
Amount due to related party at the balance sheet date	<u>29,963</u>	<u>-</u>

**Origen Developments Limited**

Associated company

At the year end, the company owed Origen Developments Limited a sum of £608,153 relating to property works carried out in the year. These transactions were carried out under normal commercial terms and the sum is included within trade creditors accordingly. A sum of £750 was owed by Origen to Woodham House at the year end leaving a net balance of £607,403 within trade creditors.

8. **ULTIMATE CONTROLLING PARTY**

The director, S Fenn is the ultimate controlling party by virtue of his holding the majority of the voting rights in the parent company, Albrin Capital Limited.



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