

WOODHAM HOUSE LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST AUGUST 2021

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST AUGUST 2021**

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4

WOODHAM HOUSE LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31ST AUGUST 2021

DIRECTORS:

S P Fenn
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)

**BALANCE SHEET
31ST AUGUST 2021**

	Notes	31.8.21 £	£	31.8.20 £	£
FIXED ASSETS					
Tangible assets	4		-		-
Investment property	5		<u>3,819,056</u>		<u>3,819,056</u>
			3,819,056		3,819,056
CURRENT ASSETS					
Debtors	6	361,200		331,200	
Cash at bank		<u>32,571</u>		<u>31,806</u>	
		393,771		363,006	
CREDITORS					
Amounts falling due within one year	7	<u>639,402</u>		<u>743,869</u>	
NET CURRENT LIABILITIES			<u>(245,631)</u>		<u>(380,863)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			3,573,425		3,438,193
CREDITORS					
Amounts falling due after more than one year	8		(1,281,854)		(1,257,121)
PROVISIONS FOR LIABILITIES			<u>(333,964)</u>		<u>(333,964)</u>
NET ASSETS			<u>1,957,607</u>		<u>1,847,108</u>
CAPITAL AND RESERVES					
Called up share capital			700,000		700,000
Retained earnings			<u>1,257,607</u>		<u>1,147,108</u>
SHAREHOLDERS' FUNDS			<u>1,957,607</u>		<u>1,847,108</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st August 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st August 2021 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.

WOODHAM HOUSE LIMITED (REGISTERED NUMBER: 03720217)

**BALANCE SHEET - continued
31ST AUGUST 2021**

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 24th June 2022 and were signed on its behalf by:

S P Fenn - Director

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST AUGUST 2021

1. **STATUTORY INFORMATION**

Woodham House 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 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 FRS102 and are not depreciated. The valuation was previously carried out by commercial property consultants and the fair value for 2018 was established and estimated by the directors. In the opinion of the directors, this provides a true and fair view of the financial position of the company.

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.

Deferred tax is provided in respect of investment property that is measured at fair value.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2020 - NIL).

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST AUGUST 2021

4. TANGIBLE FIXED ASSETS

Computer
equipment
£

COST

At 1st September 2020
and 31st August 2021

727

DEPRECIATION

At 1st September 2020
and 31st August 2021

727

NET BOOK VALUE

At 31st August 2021

-

At 31st August 2020

-

5. INVESTMENT PROPERTY

Total
£

FAIR VALUE

At 1st September 2020
and 31st August 2021

3,819,056

NET BOOK VALUE

At 31st August 2021

3,819,056

At 31st August 2020

3,819,056

Fair value at 31st August 2021 is represented by:

	£
Valuation in 2014	215,000
Valuation in 2015	463,616
Valuation in 2017	991,206
Valuation in 2018	819,056
Cost	<u>1,330,178</u>
	<u>3,819,056</u>

The property known as "Woodham House" was revalued by the directors during 2017 and considered appropriately valued as a consequence, at the year end.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.8.21 £	31.8.20 £
Amounts owed by associates	<u>361,200</u>	<u>331,200</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST AUGUST 2021

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.8.21	31.8.20
	£	£
Bank loans and overdrafts	-	47,594
Trade creditors	278,350	274,904
Amounts owed to associates	331,712	397,753
Taxation and social security	25,920	16,778
Other creditors	3,420	6,840
	<u>639,402</u>	<u>743,869</u>

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

	31.8.21	31.8.20
	£	£
Bank loans	<u>1,281,854</u>	<u>1,257,121</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	<u>1,281,854</u>	<u>1,039,087</u>

9. SECURED DEBTS

The following secured debts are included within creditors:

	31.8.21	31.8.20
	£	£
Loan from Metro Bank	-	1,304,715
Loan from Cynergy Bank	<u>1,281,854</u>	<u>-</u>
	<u>1,281,854</u>	<u>1,304,715</u>

Metro Bank Plc held a fixed and floating charge over all assets of the company including the Freehold of the property known as "Woodham House". The charges were created on 22nd July 2016 but satisfied on 23rd March 2021. Following refinancing, Cynergy Bank Limited held a fixed and floating charge over all assets of the company which was outstanding at the year end.

10. RELATED PARTY DISCLOSURES

During the year, the company received rent from a company, Fennies Day Nurseries Limited, which is associated by virtue of common control. The rent was charged at market value.

At the year end, balances were owed to associated companies as follows:

Fennies Day Nurseries Limited: £331,712 (August 2020: £397,753)

At the year end, balances were owed by associated companies as follows:

Albrin Capital Ltd - £323,200 (August 2020: owed £323,200).

Origin Developments Limited: £38,000 (August 2020: owed £265,963 to)

All balances were interest free and repayable on demand.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST AUGUST 2021**

11. 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.

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.