

REGISTERED NUMBER: 05261134 (England and Wales)

Abbreviated Accounts for the Year Ended 31 August 2012

for

Willowfox Limited

THURSDAY

COMPANIES HOUSE



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**Willowfox Limited**

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**for the Year Ended 31 August 2012**

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**Willowfox Limited**

**Company Information**  
**for the Year Ended 31 August 2012**

|                           |   |
|---------------------------|---|
| <b>DIRECTORS:</b>         | A Mussarat<br>G E Lake  |
| <b>SECRETARY:</b>         | N G E Lake  |
| <b>REGISTERED OFFICE:</b> | MCR House<br>341 Great Western Street<br>Rusholme<br>Manchester<br>M14 4HB                                      |
| <b>REGISTERED NUMBER:</b> | 05261134 (England and Wales)  |
| <b>AUDITORS:</b>          | DBF Associates<br>Statutory Auditors<br>South Cheetham Business Centre<br>10 Park Place<br>Manchester<br>M4 4EY |
| <b>ACCOUNTANTS:</b>       | Uppal & Warr<br>Chartered Accountants<br>452 Manchester Road<br>Heaton Chapel<br>Stockport<br>SK4 5DL           |

**Report of the Independent Auditors to**  
**Willowfox Limited**  
**Under Section 449 of the Companies Act 2006**

We have examined the abbreviated accounts set out on pages three to five, together with the full financial statements of Willowfox Limited for the year ended 31 August 2012 prepared under Section 396 of the Companies Act 2006

This report is made solely to the company, in accordance with Section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' 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, for our work, for this report, or for the opinions we have formed

**Respective responsibilities of directors and auditors**

The directors are responsible for preparing the abbreviated accounts in accordance with Section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section and to report our opinion to you

**Basis of opinion**

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared

**Opinion**

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section

**Other information**

On 7 May 2013 we reported as auditors to the shareholders of the company on the full financial statements for the year ended 31 August 2012 prepared under Section 396 of the Companies Act 2006, and our report included the following extract

**"Emphasis of Matter - Going Concern**

In forming our opinion on the financial statements, which is not qualified, we have considered the adequacy of the disclosure made in note 1 to the financial statements concerning the company's ability to continue as a going concern. After considering the adequacy of the disclosure and are of the opinion that these conditions together with negative current liability position of the company as at 31 August 2012 indicate the existence of material uncertainty which may cast significant doubt over the company's ability to continue as a going concern. However assurances have been provided by the directors as to the availability of the funds from lenders. The financial statements do not include the adjustments which would be required if the company was unable to continue as a going concern."



D Choitham (Senior Statutory Auditor)  
for and on behalf of DBF Associates  
Statutory Auditors  
South Cheetham Business Centre  
10 Park Place  
Manchester  
M4 4EY

7 May 2013

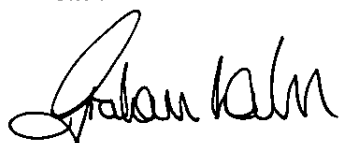
**Willowfox Limited**

**Abbreviated Balance Sheet**  
**31 August 2012**

|  | Notes | 31 8 12<br>£ | £            | 31.8 11<br>£ | £           |
|--|-------|--------------|--------------|--------------|-------------|
| <b>FIXED ASSETS</b>                          |       |              |              |              |             |
| Tangible assets                              | 2     |              | 44,625,000   |              | 44,625,000  |
| <b>CURRENT ASSETS</b>                        |       |              |              |              |             |
| Debtors                                      |       | 18,435,899   |              | 18,469,788   |             |
| Cash at bank and in hand                     |       | 751,459      |              | 47,705       |             |
|  |       | 19,187,358   |              | 18,517,493   |             |
| <b>CREDITORS</b>                             |       |              |              |              |             |
| Amounts falling due within one year          | 3     | 49,654,619   |              | 1,059,009    |             |
| <b>NET CURRENT (LIABILITIES)/ASSETS</b>      |       |              | (30,467,261) |              | 17,458,484  |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |              | 14,157,739   |              | 62,083,484  |
| <b>CREDITORS</b>                             |       |              |              |              |             |
| Amounts falling due after more than one year | 3     |              | -            | (43,200,000) |             |
| <b>PROVISIONS FOR LIABILITIES</b>            |       |              | -            | (188,000)    |             |
| <b>NET ASSETS</b>                            |       |              | 14,157,739   |              | 18,695,484  |
| <b>CAPITAL AND RESERVES</b>                  |       |              |              |              |             |
| Called up share capital                      | 4     |              | 2            |              | 2           |
| Revaluation reserve                          |       |              | 19,926,301   |              | 19,926,301  |
| Profit and loss account                      |       |              | (5,768,564)  |              | (1,230,819) |
| <b>SHAREHOLDERS' FUNDS</b>                   |       |              | 14,157,739   |              | 18,695,484  |

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 7 May 2013 and were signed on its behalf by



G E Lake - Director

The notes form part of these abbreviated accounts

**Willowfox Limited**

**Notes to the Abbreviated Accounts**  
**for the Year Ended 31 August 2012**

**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 April 2008)

**Turnover**

Turnover represents rental income from the property

**Tangible fixed assets**

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

|                       |                    |
|-----------------------|--------------------|
| Freehold property     | - not provided     |
| Security equipment    | - at varying rates |
| Fixtures and fittings | - at varying rates |
| Office equipment      | - at varying rates |

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not provided at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax, with the following exceptions

Provision is made for tax on gains arising from the revaluation of fixed assets, and gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made where, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into replacement assets and charged to tax only where the replacement assets are sold

Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Deferred tax is measured on an undiscounted basis at the rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date

**Investment properties**

Investment properties are accounted for in accordance with Statement of Standard Accounting Practice No 19, with the effect that:

The valuation of investment properties is reviewed annually and any resultant surplus or deficit arising is transferred to a revaluation reserve unless a deficit, or its reversal on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year

No depreciation or amortisation is provided in respect of freehold or leasehold investment properties. The directors consider that this accounting policy results in the financial statements giving a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual revaluation and the amount which might otherwise have been shown cannot be separately identified or quantified. In case where a deficit on a revaluation occurs which is in excess of its revaluation reserve, the amount by which the deficit exceeds the reserve is charged to profit and loss account. Taxation is not provided for on any revaluation surplus until a property is sold and contracts thereon exchanged

**Willowfox Limited**

**Notes to the Abbreviated Accounts - continued**  
**for the Year Ended 31 August 2012**

**1 ACCOUNTING POLICIES - continued**

**Financial instruments**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are classified as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit or loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of the share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited directly to the equity.

**Going concern**

During the year under review, the company has breached "Loan to Value" financial covenant of the bank loan agreement and as such the loan is included in the current liabilities.

However the directors consider the company to be a going concern on the basis of a continued support from the bank and that the anticipated rentals enables the company to meet bank loan interest payments. The directors for these reasons continue to adopt the going concern basis in preparing the annual financial statements.

**2 TANGIBLE FIXED ASSETS**

|   | Total<br>£ |
|---|------------|
| <b>COST OR VALUATION</b>                  |            |
| At 1 September 2011<br>and 31 August 2012 | 45,182,639 |
| <b>DEPRECIATION</b>                       |            |
| At 1 September 2011<br>and 31 August 2012 | 557,639    |
| <b>NET BOOK VALUE</b>                     |            |
| At 31 August 2012                         | 44,625,000 |
| At 31 August 2011                         | 44,625,000 |

**3 CREDITORS**

Creditors include an amount of £47,780,447 (31 8 11 - £43,200,000) for which security has been given.

**4 CALLED UP SHARE CAPITAL**

| Allotted, issued and fully paid<br>Number | Class    | Nominal<br>value<br>£1 | 31 8 12<br>£ | 31 8 11<br>£ |
|---|----------|------------------------|--------------|--------------|
| 2   | Ordinary |                        | 2            | 2            |

**5. CONTROLLING INTEREST**

Two persons owning the shareholding of the company

A M Hussain 50%  
N Kauser 50%