

FALCON WHARF LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

Registration: England 05492033

WEDNESDAY



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FALCON WHARF LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2017

The Directors present their Annual Report and the audited financial statements of the Company for the year ended 31 December 2017 and have taken the small companies exemption not to prepare a Strategic Report.

Principal activity and future developments

The principal activity of the Company was that of property development. Following completion of the Company's development activity in 2008 the Company is continuing to operate until all outstanding obligations are fulfilled.

Results and dividends

The Company's result for the reporting year is £nil (2016: profit of £2,000).

There was no interim dividend paid during the year (2016: £nil).

The Directors do not recommend the payment of a further dividend for the year (2016: £nil).

Directors and their interests

The Directors who held office during the year and to date are given below. None of the Directors had a beneficial interest in the shares of the Company.

I R Osborne

G S Young

R J Woolsey

No Director was materially interested during the year in any contract which was significant in relation to the business of the Company.

Qualifying third party indemnities

Taylor Wimpey plc has executed a deed poll of indemnity in favour of, among others, the directors and officers appointed to act on its behalf pursuant to a contractual right of Taylor Wimpey plc or any of its Group undertakings to nominate or appoint one or more of the officers of an associated company or a company in which Taylor Wimpey plc holds, directly or indirectly, a minority shareholding. This indemnity covers the Taylor Wimpey plc nominated directors and officers of this company, and such beneficiaries are indemnified against certain financial exposure that they may incur during the discharge of their professional duties as director or officer of the Company. The indemnity is granted in accordance with section 234 of the Companies Act 2006 and Taylor Wimpey plc's articles of association.

The qualifying third party indemnity was in force during the reporting year and also at the date of the financial statements.

Going concern

The directors of the Company have made the necessary enquiries, including reviewing forecasts of the business and available resources for a period of at least 12 months from the date of signing these financial statements. Following their review, the Directors are of the view that there is reasonable expectation the Company will be able to remain in existence for at least 12 months from the date of approval of these financial statements Accordingly, the financial statements have been prepared on a going concern basis.

Small company provisions

This report has been prepared in accordance with the special provisions of section 415A of the Companies Act 2006 relating to small companies.

FALCON WHARF LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2017 (continued)

Statement of Directors' responsibilities

The Directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each reporting period. Under that law the Directors have prepared the financial statements in accordance with FRS 102 "The Financial Reporting standard applicable in the UK and Republic of Ireland". 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;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

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.

Disclosure of information to auditors

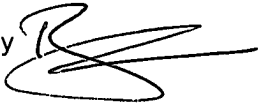
The Directors confirm that, so far as they are aware, there is no relevant audit information of which the Company's auditors are unaware and that each Director has taken all the steps that they ought to have taken as a Director in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information. This information is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

Independent auditors

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office and appropriate arrangements have been put in place for them to be deemed reappointed in the absence of an annual general meeting.

This Directors' report was approved by the Board of Directors on 14 June 2018 and is signed on its behalf by:

R J Woolsey
Director



Registered Office:
Gate House
Turnpike Road
High Wycombe
Buckinghamshire
HP12 3NR
United Kingdom

Date: 14 June 2018

FALCON WHARF LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF FALCON WHARF LIMITED

Report on the audit of the financial statements

Opinion

In our opinion, Falcon Wharf Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2017 and of its result for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the Statement of Financial Position as at 31 December 2017; the Statement of Total Comprehensive Income, the Statement of Changes in Equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies:

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which ISAs (UK) require us to report to you when:

- the Directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the Company's ability to continue as a going concern.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF FALCON WHARF LIMITED (continued)

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The Directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on the responsibilities described above and our work undertaken in the course of the audit, ISAs (UK) require us also to report certain opinions and matters as described below.

Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' Report for the year ended 31 December 2017 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of Directors' responsibilities set out on page 2, the Directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The Directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

FALCON WHARF LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF FALCON WHARF LIMITED (continued)

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Other required reporting

Companies Act 2006 exception reporting

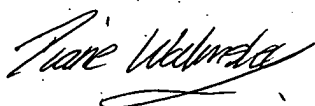
Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the Company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the Directors were not entitled to: take advantage of the small companies exemption in preparing the Directors' Report; and take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.



Diane Walmsley (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London

Date: 14 June 2018

FALCON WHARF LIMITED

**STATEMENT OF TOTAL COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2017**

	Note	2017 £'000	2016 £'000
Other operating income		5	-
Administrative expenses		(6)	(6)
Operating loss	4	(1)	(6)
Finance income	5	1	9
Profit on ordinary activities before tax		-	3
Tax	6	-	(1)
Profit for the financial year		-	2
Other comprehensive income		-	-
Total comprehensive income for the year		-	2

All amounts relate to continuing operations.

FALCON WHARF LIMITED
Company number: 05492033

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2017

	Note	2017 £'000	2016 £'000
Current assets			
Cash at bank and in hand		993	992
		<u>993</u>	<u>992</u>
Current liabilities			
Trade and other payables	7	(20)	(19)
		<u>(20)</u>	<u>(19)</u>
Net assets		<u>973</u>	<u>973</u>
Capital and reserves			
Called-up share capital	8	900	900
Retained earnings		73	73
		<u>73</u>	<u>73</u>
Total shareholders' funds		<u>973</u>	<u>973</u>

The financial statements of Falcon Wharf Limited (Registered Number: 05492033) were approved by the Board of Directors and authorised for issue on 14 June 2018 and were signed on its behalf by:



R J Woolsey
Director

FALCON WHARF LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2017**

	Called-up share capital £'000	Retained earnings £'000	Total Shareholders' funds £'000
Balance as at 1 January 2017	900	73	973
Result for the financial year	-	-	-
Other comprehensive income for the year	-	-	-
Total comprehensive result for the year	-	-	-
Dividends paid	-	-	-
Total contributions by/ (distributions to) owners	-	-	-
Balance as at 31 December 2017	900	73	973
Balance as at 1 January 2016	900	71	971
Profit for the financial year	-	2	2
Other comprehensive income for the year	-	-	-
Total comprehensive income for the year	-	2	2
Dividends paid	-	-	-
Total contributions by/ (distributions to) owners	-	-	-
Balance as at 31 December 2016	900	73	973

1. Accounting policies

The principal accounting policies are set out below and have been applied consistently throughout the current and prior year.

Basis of preparation

The financial statements have been prepared on a going concern basis under the historical cost convention and in accordance with the Companies Act 2006 and the small entities regime in Financial Reporting Standard 102 (FRS102) issued by the Financial Reporting Council.

The financial statements are prepared in Sterling which is the functional currency of the Company and rounded to the nearest thousand pounds.

General information

The Company is incorporated in the United Kingdom and is a private company. The Company is limited by shares. The Company is registered in England and Wales and its registered office is noted on page 2.

Going concern

The directors of the Company have made the necessary enquiries, including reviewing forecasts of the business and available resources for a period of at least 12 months from the date of signing these financial statements. Following their review, the Directors are of the view that there is reasonable expectation the Company will be able to remain in existence at least 12 months from the date of approval of these financial statements. Accordingly, the financial statements have been prepared on a going concern basis.

Finance income

Finance income on bank deposits is credited to finance income as it accrues.

Taxation

The tax charge represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently is based on taxable profit for the reporting period. Taxable profit differs from profit before taxation because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the Statement of Financial Position date.

Deferred tax

Deferred tax is the tax expected to be payable or recoverable on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities are generally recognised for all taxable timing differences and deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which deductible timing differences can be utilised.

Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

1. Accounting policies (continued)

Deferred tax (continued)

Deferred tax is calculated, on a non-discounted basis, at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised based on tax laws and rates that have been enacted or substantively enacted by the Statement of Financial Position date.

The carrying amount of deferred tax assets is reviewed at each Statement of Financial Position date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is charged or credited in the Income Statement, except when it relates to items charged or credited directly to other comprehensive income or equity, in which case the deferred tax is also dealt with in other comprehensive income or equity.

Financial instruments

Financial assets and liabilities are recognised on the Company's Statement of Financial Position when the Company becomes a party to the contractual provisions of the instrument.

Trade receivables

Trade receivables on normal terms do not carry interest and are stated at their nominal value as reduced by appropriate allowances for estimated unrecoverable amounts.

Trade payables

Trade payables are initially recognised at fair value less any transaction costs, and are subsequently measured at amortised cost using the effective interest method.

Cash flow statement

The Company has taken advantage of the exemption not to disclose a cash flow statement under FRS102 as it qualifies as a small company as defined by the Companies Act 2006.

2. Keys sources of estimation uncertainty and accounting judgements

Preparation of the financial statements requires management to make significant judgements and estimates. The Directors make an estimate of outstanding obligations in relation to the completed development.

3. Employees and Directors

There were no employees in the Company during 2017 (2016: nil).

Directors' remuneration paid by the Company in the year amounted to £nil (2016: £nil). All Directors' remuneration is borne by the joint venture partners and no part of their remuneration relates to services to this company.

FALCON WHARF LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017 (continued)

4. Operating loss

Operating loss is stated after charging:

	2017 £'000	2016 £'000
Fee payable to the Company's auditors for the audit of the Company's annual financial statements	5	5

5. Finance income

	2017 £'000	2016 £'000
Bank interest received	1	9

6. Tax

	2017 £'000	2016 £'000
Current tax:		
UK Corporation tax on result / profit of the year	-	1
Adjustments in respect of prior years	-	-
Total tax charge	-	1

	2017 £'000	2016 £'000
The tax assessed for the year is the same as the standard rate of corporation tax in the UK (19.25%)		
Profit on ordinary activities before tax	-	3
Profit on ordinary activities multiplied by the small profits rate in the UK of 19.25% (2016: 20%)	-	1
Adjustments in respect of prior years	-	-
Total tax	-	1

There is no unrecognised deferred tax asset or liability (2016: £nil).

7. Trade and other payables

	2017 £'000	2016 £'000
Trade payables	7	6
Amounts owed to Group undertakings	6	-
Corporation tax	-	1
Accruals and deferred income	7	12
	20	19

FALCON WHARF LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017 (CONTINUED)

8. Called-up share capital

	2017 £'000	2016 £'000
Authorised:		
1,000,000 (2016: 1,000,000) ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
Allotted, called-up and fully paid:		
900,000 (2016: 900,000) ordinary shares of £1 each	<u>900</u>	<u>900</u>

There is a single class of ordinary shares. There are no restrictions on the distribution of dividends and the repayment of capital.

9. Related party transactions

Amounts due to and due from related parties are repayable on demand and are non-interest bearing. Included within trade and other payables is a balance due to Taylor Wimpey UK Limited of £6,455 (2016: £nil). The balance relates to payments made by Taylor Wimpey UK Limited on behalf of Falcon Wharf Limited.

10. Controlling parties

The immediate parent undertaking is GWNW City Developments Limited, a company registered in England. GWNW City Developments Limited is a joint venture, equally owned by Taylor Wimpey UK Limited and Natwest Property Investments Limited, therefore there is no ultimate or controlling party.

A copy of the financial statements for all the above companies are available from Companies House, Crown Way, Cardiff, CF14 3UZ.

The ultimate controlling parties of Taylor Wimpey UK Limited and Natwest Property Investments Limited are Taylor Wimpey plc and The Royal Bank of Scotland Group plc respectively. Taylor Wimpey plc is the parent of the smallest and largest group for which consolidated financial statements are prepared. A copy of the financial statements of both companies may be obtained from Companies House, Crown Way, Cardiff, CF14 3UZ.

Taylor Wimpey UK Limited's registered office is Gate House, Turnpike Road, High Wycombe, Buckinghamshire, United Kingdom, HP12 3NR.

Natwest Property Investments Limited's registered office is 250 Bishopsgate, London, England, EC2M 4AA