

**REGISTERED NUMBER: 09663132 (England and Wales)**

**Financial Statements**  
**for the Year Ended 31 March 2023**  
**for**  
**HACKNEY WICK PROPERTIES LTD**

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for the Year Ended 31 March 2023**

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# **HACKNEY WICK PROPERTIES LTD**

## **Company Information for the Year Ended 31 March 2023**

### **DIRECTORS:**

Mr J P Gerrard  
Mr M Gerrard  
Mr P N Daly

### **REGISTERED OFFICE:**

42 Lytton Road  
Barnet  
Hertfordshire  
EN5 5BY

### **REGISTERED NUMBER:**

09663132 (England and Wales)

### **ACCOUNTANTS:**

Jeff Lerner & Associates  
Chartered Accountants  
42 Lytton Road  
Barnet  
Hertfordshire  
EN5 5BY

**HACKNEY WICK PROPERTIES LTD (REGISTERED NUMBER: 09663132)****Balance Sheet  
31 March 2023**

	Notes	31.3.23 £	£	31.3.22 £	£
<b>FIXED ASSETS</b>					
Investment property	4		<b>6,200,306</b>		6,200,306
<b>CURRENT ASSETS</b>					
Debtors	5	<b>43,296</b>		21,600	
Cash at bank		<b>341,099</b>		<b>351,825</b>	
		<b>384,395</b>		<b>373,425</b>	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<b>3,089,471</b>		<b>3,113,289</b>	
<b>NET CURRENT LIABILITIES</b>			<b>(2,705,076)</b>		<b>(2,739,864)</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>3,495,230</b>		<b>3,460,442</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		<b>2,404,995</b>		<b>2,606,136</b>
<b>NET ASSETS</b>			<b>1,090,235</b>		<b>854,306</b>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			<b>4</b>		<b>4</b>
Retained earnings			<b>1,090,231</b>		<b>854,302</b>
<b>SHAREHOLDERS' FUNDS</b>			<b>1,090,235</b>		<b>854,306</b>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 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.

**HACKNEY WICK PROPERTIES LTD (REGISTERED NUMBER: 09663132)**

**Balance Sheet - continued**  
**31 March 2023**

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 11 December 2023 and were signed on its behalf by:

Mr J P Gerrard - Director

# HACKNEY WICK PROPERTIES LTD (REGISTERED NUMBER: 09663132)

## Notes to the Financial Statements for the Year Ended 31 March 2023

### 1. STATUTORY INFORMATION

Hackney Wick Properties Ltd 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.

The presentation currency of the financial statements is the Pound Sterling (£).

### 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.

#### Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

#### Investment property

Investment properties are initially measured at cost, including transaction costs. Subsequently, investment properties whose fair value can be measured reliably without undue cost or effort on an on-going basis, were measured at fair value. Gains or losses arising from changes in the fair value of investment properties are included in the Income Statement, in the period in which they arise.

Investment properties whose fair value cannot be measured reliably without undue cost or effort on an on-going basis, are included as other fixed assets at cost less accumulated depreciation and accumulated impairment losses.

#### 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.

### 3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2022 - NIL).

### 4. INVESTMENT PROPERTY

#### FAIR VALUE

At 1 April 2022  
and 31 March 2023

#### NET BOOK VALUE

At 31 March 2023  
At 31 March 2022

**Total**  
**£**

**6,200,306**

**6,200,306**

**6,200,306**

In the opinion of the directors, there has been no change in the valuation of the investment property to 31 March 2023.

**HACKNEY WICK PROPERTIES LTD (REGISTERED NUMBER: 09663132)****Notes to the Financial Statements - continued  
for the Year Ended 31 March 2023****5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>31.3.23</b>	31.3.22
	<b>£</b>	£
Trade debtors	<u><b>43,296</b></u>	<u>21,600</u>

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

	<b>31.3.23</b>	31.3.22
	<b>£</b>	£
Bank loans and overdrafts	<b>179,168</b>	179,168
Other loans	<b>1,308,585</b>	1,308,585
Trade creditors	<b>545</b>	780
Amounts owed to participating interests	<b>1,308,585</b>	1,308,585
Tax	<b>55,366</b>	58,734
VAT	<b>23,146</b>	21,691
Other creditors	<b>118,173</b>	124,683
Accruals and deferred income	<u><b>95,903</b></u>	<u>111,063</u>
	<u><b>3,089,471</b></u>	<u>3,113,289</u>

**7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>31.3.23</b>	31.3.22
	<b>£</b>	£
Bank loans - 1-2 years	<b>179,168</b>	179,168
Bank loans - 2-5 years	<u><b>2,225,827</b></u>	<u>2,426,968</u>
	<u><b>2,404,995</b></u>	<u>2,606,136</u>

**8. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>31.3.23</b>	31.3.22
	<b>£</b>	£
Bank loans	<u><b>2,584,163</b></u>	<u>2,785,304</u>

The loan is secured by fixed and floating charges dated 9 March 2018 over the assets held by the company.

**9. RELATED PARTY DISCLOSURES**

At the year-end, the company owed amounts totalling £1,308,585 (2022: £1,308,585) to companies with common directors.

These amounts are unsecured, interest free and repayable on demand.

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.