

REGISTERED NUMBER: 08641958 (England and Wales)

**DIRECTORS' REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018
FOR
THAMESWEY GUEST HOUSES LIMITED**

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Page
Company Information	1
Directors' Report	2
Statement of Directors' Responsibilities	3
Independent Auditor's Report	4
Income Statement	7
Other Comprehensive Income	8
Balance Sheet	9
Statement of Changes in Equity	10
Cash Flow Statement	11
Notes to the Financial Statements	12

THAMESWEY GUEST HOUSES LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2018

DIRECTORS:	Cllr D J Bittleston T Price P N Bryant
SECRETARY:	Clyde Secretaries Limited
REGISTERED OFFICE:	The St Botolph Building 138 Houndsditch London London EC3A 7AR
REGISTERED NUMBER:	08641958 (England and Wales)
AUDITOR:	Hamlyns LLP Statutory Auditor and Chartered Accountants Sundial House High Street Horsell Woking Surrey GU21 4SU
BANKERS:	National Westminster Bank Plc PO Box 358 1 High Street Woking Surrey GU21 1ZS
SOLICITORS:	Clyde & Co LLP The St Botolph Building 138 Houndsditch London EC3A 7AR

**DIRECTORS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2018**

The directors present their report with the financial statements of the company for the year ended 31 December 2018.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of the rental of rooms at Maybury Lodge.

DIVIDENDS

The total distribution of dividends for the year ended 31st December 2018 will be £40,000 (2017: £115,000).

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2018 to the date of this report.

Cllr D J Bittleston

T Price

P N Bryant

Other changes in directors holding office are as follows:

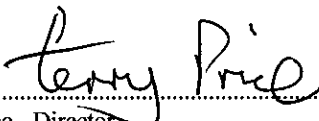
S Barham - resigned 31 August 2018

R J Kingsbury - resigned 7 May 2018

STATEMENT AS TO DISCLOSURE OF INFORMATION TO THE AUDITOR

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditor is unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

ON BEHALF OF THE BOARD:


.....
T Price - Director

Date: 31 July 2019

**STATEMENT OF DIRECTORS' RESPONSIBILITIES
FOR THE YEAR ENDED 31 DECEMBER 2018**

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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;
- make judgements and accounting estimates that are reasonable and prudent;
- 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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
THAMESWEY GUEST HOUSES LIMITED**

Opinion

We have audited the financial statements of Thameswey Guest Houses Limited (the 'company') for the year ended 31 December 2018 which comprise the Income Statement, Other Comprehensive Income, Balance Sheet, Statement of Changes in Equity, Cash Flow Statement and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

- 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.

Other information

The directors are responsible for the other information. The other information comprises the information in the Directors' Report and the Statement of Directors' Responsibilities, but does not include the financial statements and our Auditor's Report thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion 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 such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in 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 in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
THAMESWEY GUEST HOUSES LIMITED**

Matters on which we are required to report by exception

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

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to take advantage of the small companies' exemption from the requirement to prepare a Strategic Report.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine 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 Auditor's 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 Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditor's Report.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
THAMESWEY GUEST HOUSES LIMITED**

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an Auditor's 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 and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



David Cooper (Senior Statutory Auditor)
for and on behalf of Hamlyns LLP
Statutory Auditor and
Chartered Accountants
Sundial House
High Street
Horsell
Woking
Surrey
GU21 4SU

Date: 30 Sep 2019

Note:

The maintenance and integrity of the Thameswey Guest Houses Limited website is the responsibility of the directors; the work carried out by the auditor does not involve consideration of these matters and, accordingly, the auditor accepts no responsibility for any changes that may have occurred to the financial statements since they were initially presented on the website.

THAMESWEY GUEST HOUSES LIMITED (REGISTERED NUMBER: 08641958)

**INCOME STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Notes	2018 £	2017 £
TURNOVER		341,960	382,720
Administrative expenses		<u>196,474</u>	<u>201,250</u>
OPERATING PROFIT	5	145,486	181,470
Interest receivable and similar income		<u>306</u>	<u>48</u>
		145,792	181,518
Interest payable and similar expenses	6	<u>56,969</u>	<u>65,238</u>
PROFIT BEFORE TAXATION		88,823	116,280
Tax on profit	7	<u>21,333</u>	<u>27,381</u>
PROFIT FOR THE FINANCIAL YEAR		<u>67,490</u>	<u>88,899</u>

The notes form part of these financial statements

THAMESWEY GUEST HOUSES LIMITED (REGISTERED NUMBER: 08641958)

OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2018

	Notes	2018 £	2017 £
PROFIT FOR THE YEAR		67,490	88,899
OTHER COMPREHENSIVE INCOME		-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u>67,490</u>	<u>88,899</u>

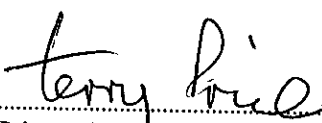
The notes form part of these financial statements

THAMESWEY GUEST HOUSES LIMITED (REGISTERED NUMBER: 08641958)

BALANCE SHEET
31 DECEMBER 2018

	Notes	2018		2017	
		£	£	£	£
FIXED ASSETS					
Tangible assets	9		1,424,083		1,447,542
CURRENT ASSETS					
Debtors	10	77,962		71,335	
Cash at bank		362,869		343,836	
		440,831		415,171	
CREDITORS					
Amounts falling due within one year	11	233,585		202,365	
NET CURRENT ASSETS			207,246		212,806
TOTAL ASSETS LESS CURRENT LIABILITIES			1,631,329		1,660,348
CREDITORS					
Amounts falling due after more than one year	12		1,055,819		1,112,328
NET ASSETS			575,510		548,020
CAPITAL AND RESERVES					
Called up share capital	13		360,000		360,000
Retained earnings	14		215,510		188,020
SHAREHOLDERS' FUNDS			575,510		548,020

The financial statements were approved by the Board of Directors on 31 July 2019 and were signed on its behalf by:


T Price - Director

The notes form part of these financial statements

THAMESWEY GUEST HOUSES LIMITED (REGISTERED NUMBER: 08641958)

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2018

	Called up share capital £	Retained earnings £	Total equity £
Balance at 1 January 2017	360,000	214,121	574,121
Changes in equity			
Dividends	-	(115,000)	(115,000)
Total comprehensive income	-	88,899	88,899
Balance at 31 December 2017	<u>360,000</u>	<u>188,020</u>	<u>548,020</u>
Changes in equity			
Dividends	-	(40,000)	(40,000)
Total comprehensive income	-	67,490	67,490
Balance at 31 December 2018	<u><u>360,000</u></u>	<u><u>215,510</u></u>	<u><u>575,510</u></u>

The notes form part of these financial statements

THAMESWEY GUEST HOUSES LIMITED (REGISTERED NUMBER: 08641958)

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Notes	2018 £	2017 £
Cash flows from operating activities			
Cash generated from operations	17	170,897	202,266
Interest paid		(57,642)	(65,238)
Tax paid		(742)	-
Net cash from operating activities		<u>112,513</u>	<u>137,028</u>
Cash flows from investing activities			
Interest received		<u>306</u>	<u>48</u>
Net cash from investing activities		<u>306</u>	<u>48</u>
Cash flows from financing activities			
Loan repayments in year		(53,786)	(25,915)
Equity dividends paid		(40,000)	(115,000)
Net cash from financing activities		<u>(93,786)</u>	<u>(140,915)</u>
Increase/(decrease) in cash and cash equivalents		<u>19,033</u>	<u>(3,839)</u>
Cash and cash equivalents at beginning of year	18	343,836	347,675
Cash and cash equivalents at end of year	18	<u><u>362,869</u></u>	<u><u>343,836</u></u>

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018

1. STATUTORY INFORMATION

Thameswey Guest Houses 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" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The financial statements are presented in Pound Sterling (£).

Turnover

Turnover represents income received for the provision of bed and breakfast accommodation stated net of Value Added Tax.

Revenue from room sales is recognised when rooms are occupied.

Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses.

Freehold property - straight line over 50 years

Fixtures and fittings - 25% on cost

Freehold land - no depreciation

Financial instruments

Financial instruments are classified as accounted for according to the substance of the contractual arrangements as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the net assets of the company.

Basic financial instruments are recognised at amortised cost. The company has no non-basic financial instruments.

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.

THAMESWEY GUEST HOUSES LIMITED (REGISTERED NUMBER: 08641958)

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2018**

3. EMPLOYEES AND DIRECTORS

No employees are directly employed by the company. The independent director is remunerated by the parent undertaking in both the current and preceding year. The cost of which is reimbursed.

4. DIRECTORS' EMOLUMENTS

	2018	2017
	£	£
Directors' remuneration	5,392	5,403
	<u> </u>	<u> </u>

Directors remuneration relates to fees paid to the independent non-executive directors.

5. OPERATING PROFIT

The operating profit is stated after charging:

	2018	2017
	£	£
Depreciation - owned assets	23,459	25,983
Auditors' remuneration	4,011	2,500
	<u> </u>	<u> </u>

6. INTEREST PAYABLE AND SIMILAR EXPENSES

	2018	2017
	£	£
Other interest	56,969	65,238
	<u> </u>	<u> </u>

7. TAXATION

Analysis of the tax charge

The tax charge on the profit for the year was as follows:

	2018	2017
	£	£
Current tax:		
UK corporation tax	21,333	27,381
	<u> </u>	<u> </u>
Tax on profit	21,333	27,381
	<u> </u>	<u> </u>

UK corporation tax has been charged at 19% (2017 - 19.25%).

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2018

7. TAXATION - continued

Reconciliation of total tax charge included in profit and loss

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	2018 £	2017 £
Profit before tax	<u>88,823</u>	<u>116,280</u>
Profit multiplied by the standard rate of corporation tax in the UK of 19% (2017 - 19.250%)	16,876	22,384
Effects of: Depreciation in excess of capital allowances	<u>4,457</u>	<u>4,997</u>
Total tax charge	<u>21,333</u>	<u>27,381</u>

8. DIVIDENDS

	2018 £	2017 £
Ordinary shares of £1 each Interim	<u>40,000</u>	<u>115,000</u>

9. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Totals £
COST			
At 1 January 2018	1,495,611	32,280	1,527,891
Disposals	-	(32,280)	(32,280)
At 31 December 2018	<u>1,495,611</u>	<u>-</u>	<u>1,495,611</u>
DEPRECIATION			
At 1 January 2018	53,616	26,733	80,349
Charge for year	17,912	5,547	23,459
Eliminated on disposal	-	(32,280)	(32,280)
At 31 December 2018	<u>71,528</u>	<u>-</u>	<u>71,528</u>
NET BOOK VALUE			
At 31 December 2018	<u>1,424,083</u>	<u>-</u>	<u>1,424,083</u>
At 31 December 2017	<u>1,441,995</u>	<u>5,547</u>	<u>1,447,542</u>

Included in the cost of freehold property is freehold land of £600,000 (2017 - £600,000) which is not depreciated.

THAMESWEY GUEST HOUSES LIMITED (REGISTERED NUMBER: 08641958)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2018

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Trade debtors	75,348	68,796
Prepayments and accrued income	2,614	2,539
	<u>77,962</u>	<u>71,335</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Trade creditors	35,081	30,882
Amounts owed to group undertakings	163,128	139,072
VAT	14,197	10,266
Accrued expenses	21,179	22,145
	<u>233,585</u>	<u>202,365</u>

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

	2018	2017
	£	£
Amounts owed to group undertakings	<u>1,055,819</u>	<u>1,112,328</u>

Amounts owed to group undertaking (Thameswey Housing)

	2018	2017
	£	£
Repayable within one year	56,510	53,787
Amounts falling due between one and five years	256,132	243,790
Amounts falling due after more than five years	799,687	868,538
	<u>1,112,329</u>	<u>1,166,115</u>

The above amounts owed to group undertakings comprises a loan from the parent undertaking Thameswey Housing Limited. Interest is charged on the above loan at an annual interest rate of 5%.

13. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2018	2017
Number:	Class:	Nominal value:	£	£
360,000	Ordinary	£1	<u>360,000</u>	<u>360,000</u>

Each share is entitled to one vote in any circumstances and each share is also entitled pari passu to dividend payments or any other distribution, including a distribution arising from a winding up of the company. The shares are not redeemable.

THAMESWEY GUEST HOUSES LIMITED (REGISTERED NUMBER: 08641958)

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2018**

14. RESERVES

	Retained earnings £
At 1 January 2018	188,020
Profit for the year	67,490
Dividends	(40,000)
	<hr/>
At 31 December 2018	215,510
	<hr/> <hr/>

15. ULTIMATE PARENT COMPANY

The company's immediate parent company is Thameswey Housing Limited, a company incorporated in England and Wales.

The company's ultimate parent undertaking is considered to be Woking Borough Council.

The largest group into which the company is consolidated is headed by Woking Borough Council, and the smallest group into which the company is consolidated is Thameswey Limited. Copies of both sets of group accounts are available from the Company Secretary, Clyde Secretaries Limited, The St Botolph Building, 138 Houndsditch, London, EC3A 7AR.

16. RELATED PARTY DISCLOSURES

The company's immediate parent company Thameswey Housing Limited is 100% (2017 - 100%) owned by Thameswey Limited, which itself is owned by Woking Borough Council.

Thameswey Limited owns the share capital of the following companies:

	2018	2017
Thameswey Energy Limited	100%	100%
Thameswey Housing Limited	100%	100%
Thameswey Sustainable Communities Limited	100%	100%
Thameswey Developments Limited	100%	100%
Thameswey Solar Limited	100%	100%
Thameswey Maintenance Services Limited	100%	100%

Thameswey Energy Limited owns 100% (2017 - 100%) of Thameswey Central Milton Keynes Limited. Thameswey Housing Limited owns 100% (2017 - 100%) of Thameswey Guest Houses Limited and 50% (2017 - 50%) of Rutland Woking (Residential) Limited. Thameswey Developments Limited owns 50% (2017 - 50%) of Rutland (Woking) Limited and 50% (2017 - 50%) of Rutland Woking (Carthouse Lane) Limited. Rutland (Woking) Limited owns 50% (2017: 50%) of Rutland Woking (Residential) Limited.

Therefore, no transactions with these related parties are to be disclosed for either year under the provisions of section 33 of Financial Reporting Standard 102.

THAMESWEY GUEST HOUSES LIMITED (REGISTERED NUMBER: 08641958)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2018

17. RECONCILIATION OF PROFIT BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS

	2018	2017
	£	£
Profit before taxation	88,823	116,280
Depreciation charges	23,459	25,983
Finance costs	56,969	65,238
Finance income	(306)	(48)
	<u>168,945</u>	<u>207,453</u>
(Increase)/decrease in trade and other debtors	(5,954)	12,342
Increase/(decrease) in trade and other creditors	7,906	(17,529)
	<u>170,897</u>	<u>202,266</u>

18. CASH AND CASH EQUIVALENTS

The amounts disclosed on the Cash Flow Statement in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:

Year ended 31 December 2018

	31.12.18	1.1.18
	£	£
Cash and cash equivalents	<u>362,869</u>	<u>343,836</u>

Year ended 31 December 2017

	31.12.17	1.1.17
	£	£
Cash and cash equivalents	<u>343,836</u>	<u>347,675</u>

