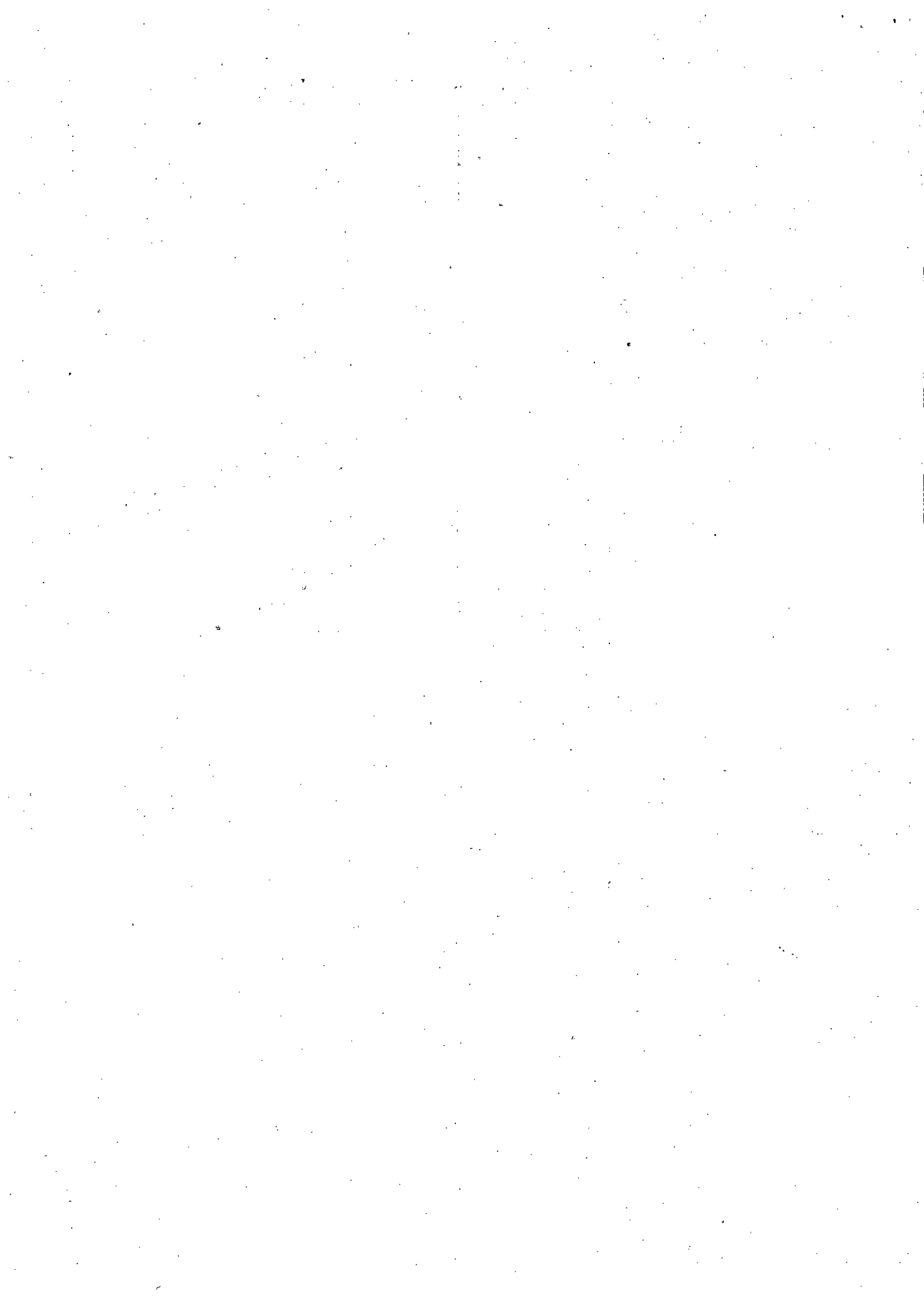


REGISTERED NUMBER: 05437166 (England and Wales)

**DIRECTORS' REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018
FOR
THAMESWEY HOUSING 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 HOUSING LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2018

DIRECTORS:	T Price Cllr D J Bittleston P N Bryant Cllr C S Kemp Dr B M Maunders
SECRETARY:	Clyde Secretaries Limited
REGISTERED OFFICE:	The St Botolph Building 138 Houndsditch London EC3A 7AR
REGISTERED NUMBER:	05437166 (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 provision of affordable housing in the borough.

DIRECTORS

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

T Price
Cllr D J Bittleston
P N Bryant
Cllr C S Kemp
Dr B M Maunders

Other changes in directors holding office are as follows:

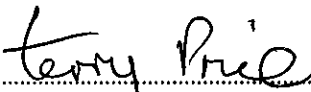
S Barham - resigned 17 September 2018
R J Kingsbury - resigned 7 May 2018

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.

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:


.....
T Price - Director

Date: 31 July 2019.....

THAMESWEY HOUSING LIMITED (REGISTERED NUMBER: 05437166)

**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 HOUSING LIMITED

Opinion

We have audited the financial statements of Thameswey Housing 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 loss 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 HOUSING 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 or in preparing the Directors' 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 HOUSING 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 Hamlyn's LLP
Statutory Auditor and
Chartered Accountants
Sundial House
High Street
Horsell
Woking
Surrey
GU21 4SU

Date: 31 July 2019

Note:

The maintenance and integrity of the Thameswey Housing 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 HOUSING LIMITED (REGISTERED NUMBER: 05437166)

INCOME STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2018

	Notes	2018		2017	
		£	£	£	£
TURNOVER			5,551,717		4,785,407
Cost of sales			1,466,213		991,876
GROSS PROFIT			4,085,504		3,793,531
Administrative expenses			1,204,531		737,453
			2,880,973		3,056,078
Other operating income	4		155,631		160,431
OPERATING PROFIT	7		3,036,604		3,216,509
Income from shares in group undertakings		40,000		115,000	
Interest receivable and similar income		119,448		123,110	
			159,448		238,110
			3,196,052		3,454,619
Interest payable and similar expenses	8		6,301,168		5,738,743
LOSS BEFORE TAXATION			(3,105,116)		(2,284,124)
Tax on loss	9		(177,324)		(777,744)
LOSS FOR THE FINANCIAL YEAR			<u>(2,927,792)</u>		<u>(1,506,380)</u>

The notes on pages 12 to 21 form part of these financial statements

THAMESWEY HOUSING LIMITED (REGISTERED NUMBER: 05437166)

**OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Notes	2018 £	2017 £
LOSS FOR THE YEAR		(2,927,792)	(1,506,380)
OTHER COMPREHENSIVE INCOME		-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u>(2,927,792)</u>	<u>(1,506,380)</u>

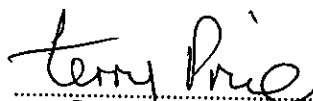
The notes on pages 12 to 21 form part of these financial statements

THAMESWEY HOUSING LIMITED (REGISTERED NUMBER: 05437166)

BALANCE SHEET
31 DECEMBER 2018

	Notes	2018		2017	
		£	£	£	£
FIXED ASSETS					
Tangible assets	10		2,216,098		205,736
Investments	11		360,464		360,464
Investment property	12		161,991,633		132,516,119
			<u>164,568,195</u>		<u>133,082,319</u>
CURRENT ASSETS					
Stocks	13	64,612,616		16,152,649	
Debtors	14	12,337,789		2,743,830	
Cash at bank		3,636,365		6,371,085	
		<u>80,586,770</u>		<u>25,267,564</u>	
CREDITORS					
Amounts falling due within one year	15	36,141,295		1,020,495	
NET CURRENT ASSETS			<u>44,445,475</u>		<u>24,247,069</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>209,013,670</u>		<u>157,329,388</u>
CREDITORS					
Amounts falling due after more than one year	16		(160,927,262)		(106,159,557)
PROVISIONS FOR LIABILITIES	18		(4,246,510)		(4,246,510)
ACCRUALS AND DEFERRED INCOME	19		(6,387,160)		(6,542,791)
NET ASSETS			<u>37,452,738</u>		<u>40,380,530</u>
CAPITAL AND RESERVES					
Called up share capital	20		24,490,000		24,490,000
Retained earnings	21		12,962,738		15,890,530
SHAREHOLDERS' FUNDS			<u>37,452,738</u>		<u>40,380,530</u>

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


.....
T Price - Director

The notes on pages 12 to 21 form part of these financial statements

THAMESWEY HOUSING LIMITED (REGISTERED NUMBER: 05437166)

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	17,915,000	17,396,910	35,311,910
Changes in equity			
Issue of share capital	6,575,000	-	6,575,000
Total comprehensive income	-	(1,506,380)	(1,506,380)
Balance at 31 December 2017	<u>24,490,000</u>	<u>15,890,530</u>	<u>40,380,530</u>
Changes in equity			
Total comprehensive income	-	(2,927,792)	(2,927,792)
Balance at 31 December 2018	<u><u>24,490,000</u></u>	<u><u>12,962,738</u></u>	<u><u>37,452,738</u></u>

The notes on pages 12 to 21 form part of these financial statements

THAMESWEY HOUSING LIMITED (REGISTERED NUMBER: 05437166)

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2018

	Notes	2018 £	2017 £
Cash flows from operating activities			
Cash generated from operations	24	(17,472,518)	5,513,266
Interest paid		(6,301,168)	(5,738,743)
Net cash from operating activities		<u>(23,773,686)</u>	<u>(225,477)</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		(2,118,668)	(146,550)
Purchase of investment property		(30,780,159)	(11,865,248)
Sale of fixed asset investments		-	24,875
Sale of investment property		320,000	359,250
Interest received		119,448	123,110
Dividends received		40,000	115,000
Net cash from investing activities		<u>(32,419,379)</u>	<u>(11,389,563)</u>
Cash flows from financing activities			
New loans in year		53,431,680	20,456,874
Share issue		-	6,575,000
Loan repayments received in year		53,786	25,914
Loan repayments in the year		(27,121)	(9,525,430)
Net cash from financing activities		<u>53,458,345</u>	<u>17,532,358</u>
(Decrease)/increase in cash and cash equivalents			
Cash and cash equivalents at beginning of year	25	6,371,085	453,767
Cash and cash equivalents at end of year	25	<u><u>3,636,365</u></u>	<u><u>6,371,085</u></u>

The notes on pages 12 to 21 form part of these financial statements

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

1. STATUTORY INFORMATION

Thameswey Housing 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 as modified by the revaluation of certain assets.

The going concern basis for preparing the financial statements is contingent upon the continued financial support of the company's ultimate parent undertaking.

The financial statements are presented in Sterling (£).

Preparation of consolidated financial statements

The financial statements contain information about Thameswey Housing Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under Section 400 of the Companies Act 2006 from the requirements to prepare consolidated financial statements as it and its subsidiary undertaking are included by full consolidation in the consolidated financial statements of its parent, Thameswey Limited, The St Botolph Building, 138 Houndsditch, London, EC3A 7AR..

Turnover

Turnover represents rent received in respect of residential letting of the investment properties, excluding value added tax.

Rental income is recognised on a straight line basis over the lease term on an accruals basis.

Tangible fixed assets

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

Fixtures and fittings - 25% on cost

The company capitalises all directly attributable costs relating to the purchase of construction of fixed assets.

Assets under construction are carried at historical cost and are not depreciated until they come into use.

Investments in subsidiaries

Investments in subsidiary undertakings are included in the statement of financial position at cost less any provision for impairment.

Investment property

Investment properties are properties held to earn rentals.

Investment property is included at fair value.

Gains and losses arising from changes in the fair value of investment properties are included in the income statement for the period in which they arise.

Stocks

Stocks are valued at the lower of cost and estimated selling price less costs to complete and sell which is equivalent to the net realisable value. Costs comprise land and properties held for development and those overheads which have been incurred in bringing the stocks to their present location and condition.

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

2. ACCOUNTING POLICIES - continued

Financial instruments

Financial instruments are 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, which include trade and other debtors and creditors, cash and bank balances, amounts owed by and to group companies, are initially measured at transaction price and are subsequently carried at amortised cost.

Other financial instruments which includes shared equity mortgages and non-basic loans are only recognised when the entity becomes a party to the contractual provisions of the instrument. Such instruments are initially recognised at fair value, which is the transaction price. Subsequently at the end of each reporting period these financial instruments are measured at fair value and any changes in fair value are recognised in the profit and loss.

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.

Government grants

Government grants relating to fixed assets are treated as deferred income and released to the profit and loss account over the expected useful economic lives of the assets concerned. Other grants are credited to the profit and loss account as the related expenditure is incurred.

Provisions

Provisions are recognised when the company has a legal or constructive obligation at the reporting date as a result of a past event, it is probable that the company will be required to settle the obligation and the amount of the obligation can be reliably estimated.

Provisions are recognised at the best estimate of the amount required to settle the obligation at the reporting date.

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

3. **CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

In preparing the accounts, the company is required to make estimates and assumptions that impact on the reported amounts of revenues, expenses, assets and liabilities of the company. Estimates and associated assumptions affecting the financial statements are based on historical experience and various other factors that are believed to be reasonable under the circumstances. However, the nature of estimation means that actual outcomes could differ from those estimates. Management considers the key sources of estimation uncertainty pertinent to the company are included below:

Investment properties

The directors assess the fair value of investment properties annually, using their knowledge of the local property market, taking into account the nature and location of specific properties. If the directors believe there has been a significant change in the fair value of investment properties they will utilise the services of an independent chartered surveyor. The surveyor values the properties on an open market value basis by reference to market evidence of transaction prices for similar properties and the directors base the valuation of the properties on this work. Whilst established methods of valuation have been used there is an element of estimation involved in determining the fair value of the investment properties.

4. **OTHER OPERATING INCOME**

	2018	2017
	£	£
Insurance claims	-	4,800
Grants amortised	155,631	155,631
	<u>155,631</u>	<u>160,431</u>

5. **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.

6. **DIRECTORS' EMOLUMENTS**

	2018	2017
	£	£
Directors' remuneration	6,470	6,483

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

7. **OPERATING PROFIT**

The operating profit is stated after charging/(crediting):

	2018	2017
	£	£
Depreciation - owned assets	133,694	67,929
Loss/(profit) on disposal of fixed assets	43,999	(24,875)
Auditors' remuneration	11,306	12,612

8. **INTEREST PAYABLE AND SIMILAR EXPENSES**

	2018	2017
	£	£
Other interest	6,301,168	5,738,743

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

9. TAXATION

Analysis of the tax credit

The tax credit on the loss for the year was as follows:

	2018 £	2017 £
Current tax:		
UK corporation tax	(177,324)	(108,634)
Deferred tax	-	(669,110)
Tax on loss	<u>(177,324)</u>	<u>(777,744)</u>

UK corporation tax has been charged at 19%.

Reconciliation of total tax credit 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 £
Loss before tax	<u>(3,105,116)</u>	<u>(2,284,124)</u>
Loss multiplied by the standard rate of corporation tax in the UK of 19% (2017 - 19.250%)	(589,972)	(439,694)
Effects of:		
Income not taxable for tax purposes	(7,600)	(26,926)
Depreciation in excess of capital allowances	33,762	13,076
Government grants amortised	(29,570)	(29,959)
Deferred tax	-	(669,110)
profit on disposal of fixed corporation tax		
Tax losses carried forward	<u>416,056</u>	<u>374,869</u>
Total tax credit	<u>(177,324)</u>	<u>(777,744)</u>

Factors that may affect future tax charges

A deferred tax asset has not been recognised in respect of timing differences relating to accelerated capital allowances and trading losses as there is insufficient evidence that the asset will be recovered.

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

10. TANGIBLE FIXED ASSETS

	Assets under construction £	Fixtures and fittings £	Totals £
COST			
At 1 January 2018	-	305,902	305,902
Additions	121,188	1,997,480	2,118,668
At 31 December 2018	<u>121,188</u>	<u>2,303,382</u>	<u>2,424,570</u>
DEPRECIATION			
At 1 January 2018	-	100,166	100,166
Charge for year	-	108,306	108,306
At 31 December 2018	<u>-</u>	<u>208,472</u>	<u>208,472</u>
NET BOOK VALUE			
At 31 December 2018	<u>121,188</u>	<u>2,094,910</u>	<u>2,216,098</u>
At 31 December 2017	<u>-</u>	<u>205,736</u>	<u>205,736</u>

11. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
COST	
At 1 January 2018 and 31 December 2018	<u>360,464</u>
NET BOOK VALUE	
At 31 December 2018	<u>360,464</u>
At 31 December 2017	<u>360,464</u>

The company's investments at the Balance Sheet date in the share capital of companies include the following:

Subsidiary

Thameswey Guest Houses Limited

Registered office: The St Botolph Building, 138 Houndsditch, London EC3A 7AR

Nature of business: Provision of bed and breakfast accommodation

Class of shares:	%	2018	2017
	holding	£	£
Ordinary	100.00		
Aggregate capital and reserves		575,510	548,020
Profit for the year		<u>67,490</u>	<u>88,899</u>

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

11. FIXED ASSET INVESTMENTS - continued

Joint venture

Rutland Woking (Residential) Limited

Registered office: Dunsfold Park, Stovolds Hill, Cranleigh, Surrey GU6 8TB

Nature of business: Property development

Class of shares:

Ordinary

%
holding
50.00

Aggregate capital and reserves
(Loss)/profit for the year

2018	2017
£	£
(676)	4,535
<u>(5,211)</u>	<u>2,039</u>

12. INVESTMENT PROPERTY

FAIR VALUE

At 1 January 2018

Additions

Disposals

At 31 December 2018

DEPRECIATION

At 1 January 2018

Charge for year

At 31 December 2018

NET BOOK VALUE

At 31 December 2018

At 31 December 2017

Fair value at 31 December 2018 is represented by:

Valuation in 2014

Valuation in 2015

Cost

Total £
132,554,200
30,780,159
<u>(1,279,257)</u>
<u>162,055,102</u>
38,081
25,388
<u>63,469</u>
<u>161,991,633</u>
<u>132,516,119</u>
£
6,847,412
20,076,775
<u>135,130,915</u>
<u>162,055,102</u>

The directors assess the fair value of investment properties annually, using their knowledge of the local property market, taking into account the nature and location of specific properties. If the directors believe there has been a significant change in the fair value of investment properties they will utilise the services of an independent chartered surveyor. The last valuation by an independent chartered surveyor, which holds a recognised and professional qualification and has recent experience in the location and category of the investment property valued, was performed as at 31 December 2015.

THAMESWEY HOUSING LIMITED (REGISTERED NUMBER: 05437166)

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

13. STOCKS

	2018	2017
	£	£
Land bank	15,821,646	16,152,649
Work-in-progress	48,790,970	-
	<u>64,612,616</u>	<u>16,152,649</u>

During the year interest of £107,824 (2017: Nil) was capitalised and included in work-in-progress

14. DEBTORS

	2018	2017
	£	£
Amounts falling due within one year:		
Trade debtors	174,548	204,775
Amounts owed by group undertakings	1,392,603	1,212,556
Amounts recoverable on contract	167,088	176,355
Other debtors	35,331	21,724
Prepayments and accrued income	147,450	16,092
	<u>1,917,020</u>	<u>1,631,502</u>
Amounts falling due after more than one year:		
Amounts owed by group undertakings	9,055,819	1,112,328
Other debtors	1,364,950	-
	<u>10,420,769</u>	<u>1,112,328</u>
Aggregate amounts	<u>12,337,789</u>	<u>2,743,830</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Trade creditors	153,927	110,945
Amounts owed to group undertakings	28,925	27,121
Social security and other taxes	1,665	414
Other creditors	8,846	-
Accruals and deferred income	35,947,932	882,015
	<u>36,141,295</u>	<u>1,020,495</u>

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

	2018	2017
	£	£
Amounts owed to group undertakings	159,562,312	106,159,557
Other creditors	1,364,950	-
	<u>160,927,262</u>	<u>106,159,557</u>

THAMESWEY HOUSING LIMITED (REGISTERED NUMBER: 05437166)

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

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR - continued

Amounts owed to group undertaking

	2018	2017
	£	£
Repayable within one year	28,925	27,121
Amounts falling due between one and five years	28,413,724	2,834,639
Amounts falling due after more than five years	131,148,588	103,324,918
	<u>159,591,237</u>	<u>106,186,678</u>

Amounts owed to group undertakings comprises loans from the ultimate parent undertaking Woking Borough Council. Interest is charged on the above loans at an annual interest rate of between 3% and 7%.

17. SECURED DEBTS

The following secured debts are included within creditors:

	2018	2017
	£	£
Woking Borough Council	<u>3,263,060</u>	<u>3,282,719</u>

A loan of £3,440,000 from Woking Borough Council in 2005 was secured by a debenture dated 18 April 2008 giving charge on all assets of the company.

18. PROVISIONS FOR LIABILITIES

	2018	2017
	£	£
Deferred tax	4,163,085	4,163,085
Other provisions	83,425	83,425
	<u>4,246,510</u>	<u>4,246,510</u>
	Deferred tax	Other provisions
	£	£
Balance at 1 January 2018	<u>4,163,085</u>	<u>83,425</u>
Balance at 31 December 2018	<u>4,163,085</u>	<u>83,425</u>

Other provisions relate to the mortgage protection fund for shared ownership properties where there could be damage to shared ownership properties or defaults of rental income.

THAMESWEY HOUSING LIMITED (REGISTERED NUMBER: 05437166)

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

19. ACCRUALS AND DEFERRED INCOME

	2018	2017
	£	£
Deferred government grants	6,358,258	6,499,438
Deferred grants - other	28,902	43,353
	<u>6,387,160</u>	<u>6,542,791</u>

A Planning Benefit Grant of £5,565,250 was received from Woking Borough Council in 2005. Further capital grants of £1,600,000 were received during 2007 and £275,000 in 2010 from Woking Borough Council.

20. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2018	2017
Number:	Class:	Nominal value:	£	£
24,490,000	Ordinary	£1	<u>24,490,000</u>	<u>24,490,000</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.

21. RESERVES

	Retained earnings £
At 1 January 2018	15,890,530
Deficit for the year	<u>(2,927,792)</u>
At 31 December 2018	<u>12,962,738</u>

22. ULTIMATE PARENT COMPANY

The company's immediate parent company is Thameswey 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.

THAMESWEY HOUSING LIMITED (REGISTERED NUMBER: 05437166)

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

23. RELATED PARTY DISCLOSURES

The company's immediate parent company Thameswey Limited is 100% (2017 - 100%) 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.

24. RECONCILIATION OF LOSS BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS

	2018	2017
	£	£
Loss before taxation	(3,105,116)	(2,284,124)
Depreciation charges	133,694	67,928
Loss/(profit) on disposal of fixed assets	43,999	(24,875)
Finance costs	6,301,168	5,738,743
Finance income	(159,448)	(238,110)
	<u>3,214,297</u>	<u>3,259,562</u>
Increase in stocks	(47,500,710)	(346,303)
(Increase)/decrease in trade and other debtors	(9,648,306)	2,870,234
Increase/(decrease) in trade and other creditors	36,462,201	(270,227)
Cash generated from operations	<u><u>(17,472,518)</u></u>	<u><u>5,513,266</u></u>

25. 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>3,636,365</u>	<u>6,371,085</u>

Year ended 31 December 2017

	31.12.17	1.1.17
	£	£
Cash and cash equivalents	<u>6,371,085</u>	<u>453,767</u>

