

**WEBB PROPERTY LIMITED**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2019**

CONTENTS

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	Page
Balance Sheet	1
Notes to the Financial Statements	2 - 6

**BALANCE SHEET**  
**AS AT 31 DECEMBER 2019**

	Note	2019 £	2018 £
<b>FIXED ASSETS</b>			
Investment property	4	1,185,000	585,000
<b>CURRENT ASSETS</b>			
Debtors: amounts falling due within one year	5	287,847	285,068
Cash at bank and in hand		187,337	193,766
		<u>475,184</u>	<u>478,834</u>
Creditors: amounts falling due within one year	6	(638,938)	(255,869)
<b>NET CURRENT (LIABILITIES)/ASSETS</b>		<b>(163,754)</b>	222,965
<b>PROVISIONS FOR LIABILITIES</b>			
Deferred tax		(38,000)	-
		<u>(38,000)</u>	<u>-</u>
<b>NET ASSETS</b>		<b>983,246</b>	<b>807,965</b>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		40,000	40,000
Investment property reserve		406,817	206,817
Profit and loss account		536,429	561,148
		<u>983,246</u>	<u>807,965</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 18 August 2020.

**M.J. Webb**  
**Director**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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**1. General information**

Webb Property Limited (the Company) is a private company limited by shares incorporated and domiciled in England. The address of the registered office is Moor Hall Hotel, Moor Hall Drive, Four Oaks, Sutton Coldfield, B75 6LN. The principal place of business is 50 Mere Green Road, Sutton Coldfield, B75 5BT.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The financial statements are presented in Sterling (£).

The following principal accounting policies have been applied:

**2.2 Going concern**

The Company made a profit of £175,281 in the year ended 31 December 2019 and had

net assets of £983,246 at the year end date. The Company is reliant on continued financial support from its parent, Webb Hotel Group Limited.

The directors, having assessed the responses of the directors of Webb Hotel Group Limited to their enquiries, have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of the Company and its group to continue as a going concern based on the agreement reached in relation to the refinancing of current bank borrowings in October 2019. On this basis, the directors of Webb Hotel Group Limited have given assurance that continued financial support will be forthcoming to the Company.

In relation to the impact of Covid-19 the directors have included a statement within the Directors' Report setting out the impact on the Group and the corrective actions taken. Whilst Covid-19 has had a significant impact, Group management believe that this is manageable within the facilities available.

Having assessed the Company's financial position, profit and cash flow projections, applying suitable sensitivities, and the enquiries and assurances made of the directors of Webb Hotel Group Limited, the Company's directors have a reasonable expectation that the Company will be able to continue in operational existence for the foreseeable future and, therefore, they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

**2.3 Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received, excluding value added tax and other sales taxes.

Rents receivable are recognised in the profit and loss account when an invoice is raised to the tenant.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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**2. Accounting policies (continued)**

**2.4 Investment property**

Investment property is carried at fair value determined annually by the directors and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive Income.

**2.5 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.6 Financial instruments**

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

**2.7 Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.8 Finance costs**

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**2.9 Borrowing costs**

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

**2.10 Provisions for liabilities**

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of Comprehensive Income in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019

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2. Accounting policies (continued)

2.11 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

3. Employees

The Company has no employees other than the directors, who did not receive any remuneration (2018 - £NIL)

4. Investment property

	Freehold investment property £
<b>Valuation</b>	
At 1 January 2019	585,000
Additions at cost	400,000
Surplus on revaluation	200,000
<b>At 31 December 2019</b>	<b>1,185,000</b>

The historic cost of the property is £799,093 (2018: £399,093).

The 2019 valuations were made by the directors, on an open market value for existing use basis.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

**5. Debtors**

	2019 £	2018 £
Trade debtors	2,952	429
Amounts owed by group undertakings	282,099	282,099
Prepayments and accrued income	2,796	2,540
	<u>287,847</u>	<u>285,068</u>

**6. Creditors: Amounts falling due within one year**

	2019 £	2018 £
Bank loans	-	229,188
Trade creditors	1,869	7,249
Amounts owed to group undertakings	617,505	737
Amounts owed to joint ventures	75	42
Other taxation and social security	4,854	3,112
Other creditors	2,550	-
Accruals and deferred income	12,085	15,541
	<u>638,938</u>	<u>255,869</u>

There is a first legal charge over the freehold land and buildings under the terms of a debenture dated 11 July 2013 in favour of The Royal Bank of Scotland.

**7. Contingent liabilities**

The Company has given an unlimited guarantee in respect of group borrowing from Clydesdale Bank plc . The total net group borrowings at the year end were £6,272,877 (2018: The Royal Bank of Scotland plc £6,145,457).

The bank borrowings of the parent company are secured by a first legal charge on the freehold deeds relating to Webb Property Limited and a debenture in the bank's standard form.

**8. Related party transactions**

The Company has taken advantage of the exemption in FRS102 (section 33) 'Related Party Disclosure' not to disclose transactions with other members of the group.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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**9. Controlling party**

The ultimate holding company is Webb Hotel Group Limited a company incorporated in England. It's registered office is Moor Hall Hotel, Four Oaks, Sutton Coldfield, West Midlands, B75 6LN.

**10. Auditor's information**

The auditor's report on the financial statements for the year ended 31 December 2019 was unqualified.

The audit report was signed on 19 August 2020 by Martin Ramsey BSc (Hons) FCCA (Senior Statutory Auditor) on behalf of MHA MacIntyre Hudson.



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.