

# **Affinity Living Riverside Operating Company Limited**

## **Annual Report and Accounts for the year ended 31 December 2017**

**Registered company number:**

**10219783**



**Affinity Living Riverside Operating Company Limited**  
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# **Affinity Living Riverside Operating Company Limited**

## **Company information**

### **Directors**

Mr G P Beswick

Mr M C Dawson

Mr M D Stott

### **Secretary**

Mr G P Beswick

### **Registered office**

The Box

Horseshoe Lane

Alderley Edge

Cheshire

England

SK9 7QP

### **Registered number**

10219783

### **Solicitors**

Shoosmiths LLP

The XYZ Building

2 Hardman Boulevard

Spinningfields

Manchester

M3 3AZ

## **Affinity Living Riverside Operating Company Limited**

### **Directors' report**

The Directors present their annual report and the financial statements for the period ended 31 December 2017.

#### **Business review**

Affinity Living Riverside Operating Company Limited is based in England, and is a wholly owned subsidiary of Affinity Living Limited. Affinity Living Limited is a wholly owned subsidiary of Select Property Group (Holdings) Limited.

As the Company is a dormant company, there has been no trading during the period.

The net assets of the Company at 31 December 2017 were £100.

#### **Directors and directors' interests**

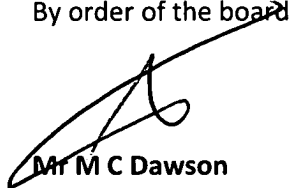
The Directors who held office during the period were as follows:

Mr G P Beswick

Mr M C Dawson

Mr M D Stott

By order of the board



**Mr M C Dawson**

**Director**

**Date:** 25 September 2018

## **Affinity Living Riverside Operating Company Limited**

### **Statement of Directors' responsibilities in respect of the Directors' Report and the financial statements**

The Directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable United Kingdom law and regulations. Company law requires the directors to prepare financial statements for each financial year. Under that law, the directors are required to prepare financial statements and have elected to prepare financial statements under IFRSs as adopted by the European Union.

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 the financial statements the Directors are required to:

- present fairly the financial position, financial performance and cash flows;
- select suitable accounting policies in accordance with IAS 8: Accounting Policies, Changes in Accounting Estimates and Errors and then apply them consistently;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- make judgements and accounting estimates that are reasonable and prudent;
- provide additional disclosures when compliance with the specific requirements in IFRSs as adopted by the European Union is insufficient to enable users to understand the impact of particular other events and conditions on the Company's financial position and financial performance;
- state whether the financial statements have been prepared in accordance with IFRSs as adopted by the European Union, subject to any material departures disclosed and explained in the financial statements; and
- prepare financial statements on the going concern basis unless it is inappropriate to assume 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.

#### **Audit exemption statement**

For the period ended 31 December 2017, the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

#### **Strategic report exemption**

For the period ended 31 December 2017, the Company was entitled to exemption from preparing a strategic report under section 414B of the Companies Act 2006 relating to approval and signing of accounts.

#### **Financial risk management**

The directors have considered the financial risks affecting the Company and believe that there are no direct financial risks relating to Affinity Living Riverside Operating Company Limited that require disclosure.

**Affinity Living Riverside Operating Company Limited**  
**Statement of financial position**  
**At 31 December 2017**

	Note	31 December 2017 £	31 December 2016 £
<b>Current assets</b>			
Other receivables	3	100	100
<b>Total assets</b>		<b>100</b>	<b>100</b>
<b>Equity attributable to owners of the parent</b>			
Share capital	4	100	100
<b>Total equity and liabilities</b>		<b>100</b>	<b>100</b>

The accounting policies and notes on pages 5 to 7 form part of these financial

For the period ended 31 December 2017, the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

Directors responsibilities:

- the members have not required the Company to obtain an audit of its accounts for the period in
- the directors acknowledge their responsibilities for complying with the requirements of the Act

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the Board of Directors on 25 September 2018 and were signed on its behalf by:



**Mr M C Dawson**  
**Director**

**Company registration number: 10219783**

## **Affinity Living Riverside Operating Company Limited**

### **Statement of accounting policies**

#### **Basis of preparation**

Affinity Living Riverside Operating Company Limited is a company incorporated and domiciled in England and Wales. The accounts of the Company are presented in sterling unless otherwise stated.

The Company's financial statements have been prepared under the historical cost convention.

The Company's financial statements have been prepared and approved by the directors in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB), and International Financial Interpretations Committee (IFRIC) guidance as adopted by the European Union (EU), and with those parts of the Companies Act 2006 applicable to organisations reporting under IFRS.

There are no critical accounting estimates or judgements applied in the basis of preparing these financial statements.

# Affinity Living Riverside Operating Company Limited

## Notes to the financial statements

### 1. Preparation of financial statements

The Company has not traded during the period. During the period, the Company received no income and incurred no expenditure and therefore made neither a profit nor a loss. Therefore no statement of comprehensive income, statement of changes in equity or statement of cash flows have been prepared for the period ended 31 December 2017.

### 2. Directors' emoluments

The directors received emoluments and accrued pension benefits from Select Property Group Limited (a fellow subsidiary of the Group headed by Select Property Group (Holdings) Limited), for services rendered to all Group companies.

The Company had no employees during the period.

### 3. Other receivables

	31 December 2017	31 December 2016
	£	£
Other receivables (including amounts payable by group undertakings - note 5)	100	100
	<b>100</b>	<b>100</b>

### 4. Called up share capital

	Number of shares	31 December 2017	31 December 2016
		£	£
Authorised			
A Ordinary shares of £1 each	100	100	100
Allotted, called up and fully paid			
A Ordinary shares of £1 each	100	100	100



## **Affinity Living Riverside Operating Company Limited**

### **Notes to the financial statements (continued)**

#### **5. Related party transactions**

The Directors consider Select Property Group (Holdings) Limited and all of its subsidiaries to be related parties of the Company.

The following balances with related parties existed at the period end:

	<b>31 December 2017</b>
	<b>Balance outstanding (from)/to Company £</b>
<b>Affinity Living Limited</b>	<b>100</b>

All intercompany balances are unsecured and repayable on demand. All transactions were made on terms equivalent to those that prevail in arm's length transactions.

#### **6. Ultimate parent company**

The immediate parent undertaking is Affinity Living Limited and the ultimate parent undertaking is Select Property Group (Holdings) Limited incorporated in the UK.

The largest and smallest Group in which the results of the Company are consolidated is that headed by Select Property Group (Holdings) Limited, incorporated in the UK. The consolidated financial statements of this company are available to the public and may be obtained from The Registrar of Companies, Companies House, Cardiff, CF14 3UZ.