

Financial Statements

Iverna Investments Limited

For the year ended 31 March 2013



Registered number: 00551844

Company Information

Directors	D Reiss E Bond M Reiss C Geller
Company secretary	M Reiss
Registered number	00551844
Registered office	9 De Walden Court 85 New Cavendish Street London W1W 6XD
Independent auditor	Grant Thornton UK LLP Chartered Accountants & Statutory Auditor Grant Thornton House Melton Street Euston Square London NW1 2EP
Bankers	National Westminster Bank Plc 125 Great Portland Street London W1A 1GA

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Directors' Report

For the year ended 31 March 2013

The directors present their report and the financial statements for the year ended 31 March 2013

Principal activities

The company is principally engaged in property investment

Directors

The directors who served during the year were

D Reiss
E Bond
M Reiss
C Geller

Directors' responsibilities statement

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 judgments 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.

Charitable contributions

Donations to charitable organisations amounted to £5,180 (2012 £6,918)

Directors' Report

For the year ended 31 March 2013

Provision of information to auditor

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that

- so far as that director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any information needed by the company's auditor in connection with preparing its report and to establish that the company's auditor is aware of that information

Auditor

The auditor, Grant Thornton UK LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006

This report was approved by the board on

8 July 2013

and signed on its behalf



M Reiss
Director

Independent Auditor's Report to the Members of Iverna Investments Limited

We have audited the financial statements of Iverna Investments Limited for the year ended 31 March 2013, which comprise the Profit and loss account, the Balance sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

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.

Respective responsibilities of directors and auditor

As explained more fully in the Directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Auditing Practices Board's website at www.frc.org.uk/apb/scope/private.cfm.

Basis for qualified opinion on financial statements

Certain of the tangible fixed assets shown on the balance sheet include investment properties carried at a historic cost of £453,772. In our opinion, this constitutes a departure from the requirements of Statement of Standard Accounting Practice 19 (SSAP 19) which requires investment properties to be included in the balance sheet at their open market value. We are unable to quantify the effect of this matter on the financial statements for the year ended 31 March 2013.

Qualified opinion on financial statements

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2013 and of its profit for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements.



Independent Auditor's Report to the Members of Iverna Investments Limited

Matters on which we are required to report by exception

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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Directors' report

Grant Thornton UK LLP

Harold Wilson (Senior Statutory Auditor)

for and on behalf of

Grant Thornton UK LLP

Chartered Accountants

Statutory Auditor

London (Euston)

Date

8 July 2013

Profit and Loss Account

For the year ended 31 March 2013

	Note	2013 £	2012 £
Turnover	1	534,403	509,916
Cost of sales		(315,941)	(339,778)
Gross profit		218,462	170,138
Administrative expenses		(114,799)	(136,492)
Dividend income		228,333	258,889
Operating profit	2	331,996	292,535
Interest receivable and similar income	3	11,437	11,824
Profit on ordinary activities before taxation		343,433	304,359
Tax on profit on ordinary activities	4	(43,906)	(18,323)
Profit for the financial year	12	299,527	286,036

The notes on pages 7 to 12 form part of these financial statements

Balance Sheet

As at 31 March 2013

	Note	£	2013 £	£	2012 £
Fixed assets					
Tangible assets	6		766,239		780,498
Investments	7		19,408		19,408
			<u>785,647</u>		<u>799,906</u>
Current assets					
Debtors	8	37,144		15,050	
Cash at bank		757,848		687,148	
		<u>794,992</u>		<u>702,198</u>	
Creditors: amounts falling due within one year	9	(575,569)		(576,561)	
Net current assets			<u>219,423</u>		<u>125,637</u>
Net assets			<u>1,005,070</u>		<u>925,543</u>
Capital and reserves					
Called up share capital	11		60,000		60,000
Capital redemption reserve	12		76,553		76,553
Profit and loss account	12		868,517		788,990
Shareholders' funds			<u>1,005,070</u>		<u>925,543</u>

The financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

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

8 July 2013



M Reiss
Director



C Geller
Director

The notes on pages 7 to 12 form part of these financial statements

Notes to the Financial Statements

For the year ended 31 March 2013

1. Accounting Policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

1.2 Turnover

Turnover is the total amount receivable by the company in the ordinary course of business from the rental of properties

1.3 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases

Motor vehicles	-	reducing balance basis at 25% per annum
Fixtures & fittings	-	reducing balance basis at 25% per annum

Investment properties are included at cost as explained in note 6 to the financial statements. Depreciation is not provided in respect of freehold investment properties.

Provision is made in the profit and loss account for any permanent diminution in value of investment properties.

1.4 Disposal of investment properties

Profits and losses on the disposal of investment properties, after any taxation arising thereon, although distributable are regarded by the directors as being of a capital nature.

1.5 Deferred taxation

Deferred tax is recognised on all timing differences where the transactions or events that give the company an obligation to pay more, or a right to pay less, tax in the future have occurred by the balance sheet date.

Deferred tax assets are recognised when it is more likely than not that they will be recovered.

Deferred tax is measured using rates of tax that have been enacted or substantively enacted by the balance sheet date.

Notes to the Financial Statements

For the year ended 31 March 2013

1. Accounting Policies (continued)

1.6 Financial instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

1.7 Investments

Investments are included at cost less amounts written off.

1.8 Income from fixed asset investments

Dividend income from fixed asset investments is accounted for on a received basis.

2. Operating profit

The operating profit is stated after charging

	2013 £	2012 £
Depreciation of tangible fixed assets		
- owned by the company	104,155	127,578
Auditors' remuneration	11,198	7,358
Directors' emoluments	26,000	26,000
	<u>141,353</u>	<u>160,936</u>

3. Interest receivable and similar income

	2013 £	2012 £
Bank interest receivable	2,437	2,824
Service charges	9,000	9,000
	<u>11,437</u>	<u>11,824</u>

Notes to the Financial Statements

For the year ended 31 March 2013

4. Taxation

	2013 £	2012 £
UK corporation tax charge on profit for the year	<u>43,906</u>	<u>18,323</u>

5. Dividends

	2013 £	2012 £
Equity dividends paid during the year on ordinary shares	<u>220,000</u>	<u>220,000</u>

6. Tangible fixed assets

	Investment properties £	Fixtures & fittings £	Motor vehicles £	Total £
Cost				
At 1 April 2012	397,765	1,370,258	26,210	1,794,233
Additions	56,007	33,889	-	89,896
At 31 March 2013	<u>453,772</u>	<u>1,404,147</u>	<u>26,210</u>	<u>1,884,129</u>
Depreciation				
At 1 April 2012	-	1,007,182	6,553	1,013,735
Charge for the year	-	99,241	4,914	104,155
At 31 March 2013	<u>-</u>	<u>1,106,423</u>	<u>11,467</u>	<u>1,117,890</u>
Net book value				
At 31 March 2013	<u>453,772</u>	<u>297,724</u>	<u>14,743</u>	<u>766,239</u>
At 31 March 2012	<u>397,765</u>	<u>363,076</u>	<u>19,657</u>	<u>780,498</u>

The investment properties are included in the balance sheet at cost. SSAP 19, Accounting for Investment Properties, states that investment properties should be included at their open market values. Although the directors are aware that the market values may exceed cost they do not consider that the time and expense involved in an external valuation of the properties would be merited, and in their opinion any such valuation would serve no practical purpose.

Notes to the Financial Statements

For the year ended 31 March 2013

7. Investments

	Shares in participating interests £
Cost or valuation	
At 1 April 2012 and 31 March 2013	19,408
Net book value	
At 31 March 2013	19,408
At 31 March 2012	19,408

At 31 March 2013 the company held more than 20% of the allotted ordinary share capital of the following companies, registered in England and Wales

	Aggregate capital and reserves £	Profit/(loss) for the year £
25% Cowley Street Investments (Westminster) Limited	1,187,736	266,143
50% Ralwood Securities Limited	2,206,698	276,207
50% Thorngate Holdings Limited	137,517	16,283
50% Thornmead Holdings Limited	57,659	(16,433)
50% Thornmead Investments Limited	704,071	16,793
22% Woodmond Securities Limited	134,458	154,988

The directors are of the opinion that the aggregate value of the company's interest in these undertakings is not less than the aggregate at which they are included in the company's balance sheet. The accounts of all the above undertakings have a qualified audit report because of the inclusion of investment properties at cost. This is not in accordance with the Statement of Standard Accounting Practice 19.

8. Debtors

	2013 £	2012 £
Amounts owed to group undertakings	9,000	9,000
Prepayments and accrued income	28,144	6,050
	<u>37,144</u>	<u>15,050</u>

Notes to the Financial Statements

For the year ended 31 March 2013

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

	2013 £	2012 £
Corporation tax	45,000	20,000
Accruals and deferred income	105,370	106,360
PAYE and social security	24,752	17,453
Directors' loan accounts	400,447	432,748
	<u>575,569</u>	<u>576,561</u>

10. Related party transactions

During the year the company was charged managing agents' commission of £5,000 (2012 £5,000) by C Geller. At the year end, £3,000 (2012 £3,000) was outstanding.

The company was charged accountancy, secretarial and office management fees of £10,000 (2012 £12,500) by Holland and Reiss, a firm owned by M Reiss. The amount outstanding at the year end was £10,000 (2012 £12,500).

The company was charged letting commission of £7,500 (2012: Nil) by S+J management, a company owned by S Reiss, the wife of M Reiss, of which £2,500 is outstanding at the year end.

The company levied service charges of £9,000 (2012 £9,000) on Ralwood Securities Limited, a related undertaking. This balance is due at the year end (2012 £9,000).

11. Share capital

	2013 £	2012 £
Authorised, allotted, called up and fully paid		
60,000 Ordinary shares shares of £1 each	<u>60,000</u>	<u>60,000</u>

12. Reserves

	Capital redempt'n reserve £	Profit and loss account £
At 1 April 2012	76,553	788,990
Profit for the year		299,527
Dividends		(220,000)
Equity capital		
At 31 March 2013	<u>76,553</u>	<u>868,517</u>

Notes to the Financial Statements

For the year ended 31 March 2013

13. Capital commitments

The company had no capital commitments at 31 March 2013 or 31 March 2012

14. Contingent liabilities

There were no contingent liabilities at 31 March 2013 or 31 March 2012.