



Financial statements Iverna Investments Limited

For the Year Ended 31 March 2010

TUESDAY



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31/08/2010
COMPANIES HOUSE

Company No. 551844

Officers and professional advisers

Company registration number	551844
Registered office	9 De Walden Court 85 New Cavendish Street London W1W 6XD
Directors	D Reiss E Bond M Reiss C Geller
Secretary	M Reiss
Bankers	National Westminster Bank Plc 125 Great Portland Street London W1A 1GA
Auditor	Grant Thornton UK LLP Chartered Accountants Statutory Auditor Grant Thornton House Melton Street Euston Square London NW1 2EP

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Report of the directors

The directors present their report and the financial statements of the company for the year ended 31 March 2010

Principal activities

The company is principally engaged in property investment

Directors

The directors who served the company during the year were as follows

D Reiss
E Bond
M Reiss
C Geller

Directors' responsibilities

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 Accounting Standards (United Kingdom Generally Accepted Accounting Practice). 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 those financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and 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.

In so far as the directors are aware

- there is no relevant audit information of which the company's auditor is unaware, and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information

Donations

Donations to charitable organisations amounted to £7,548 (2009 £8,717)

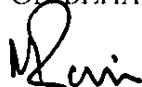
Auditor

Grant Thornton UK LLP are deemed to be re-appointed under section 487(2) of the Companies Act 2006

Small company provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006

ON BEHALF OF THE BOARD



M Reiss
Director

Date 23.08.2010



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 2010. 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 Sections 495 and 496 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 auditors

As explained more fully in the Directors' Responsibilities Statement set out on pages 3 to 4, 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 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

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by directors, and the overall presentation of the financial statements.

Independent auditor's report to the members of Iverna Investments Limited (continued)

Qualified opinion arising from disagreement about accounting treatment

Certain of the tangible assets shown on the balance sheet are investment properties carried at a historic cost of £327,475. In our opinion, these properties should be valued at their open market value as required by Statement of Standard Accounting Practice 19 (SSAP 19). It is not possible for us to state the effect this has had on the financial statements because a valuation has not been performed.

Except for the failure to account for the properties referred to above as required by SSAP 19, in our opinion the financial statements

-give a true and fair view, in accordance with the United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 March 2010 and of its profit for the year ended, and

-have been properly prepared in accordance with the Companies Act 2006

-the information given in the Directors' Report is consistent with the financial statements for the year ended 31 March 2010

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the report of the directors for the financial year for which the financial statements are prepared is consistent with the financial statements

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

Grant Thornton UK LLP

HAROLD WILSON (Senior Statutory Auditor)

For and on behalf of

GRANT THORNTON UK LLP

STATUTORY AUDITOR

CHARTERED ACCOUNTANTS

LONDON

DATE: 23/08/10

Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of financial instruments, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Turnover

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

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows

Fixtures & Fittings - reducing balance basis at 25% per annum

Investment properties are included at cost as explained in note 7 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

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

Deferred taxation

Deferred tax is recognised on all timing difference 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

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.

Investments

Investments are included at cost less amounts written off.

Income from fixed asset investments

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

Profit and loss account

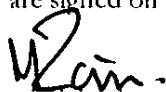
	Note	2010 £	2009 £
Rents receivable		401,112	400,814
Property expenses		225,702	306,602
Gross profit		175,410	94,212
Other operating charges	1	95,113	119,713
Other operating income	2	(240,333)	(245,333)
Operating profit	3	320,630	219,832
Interest receivable and similar income	4	11,813	33,859
Profit on ordinary activities before taxation		332,443	253,691
Tax on profit on ordinary activities	5	33,604	19,959
Profit for the financial year	13	298,839	233,732

Balance sheet

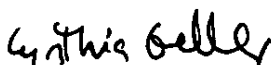
	Note	2010 £	2009 £
Fixed assets			
Tangible assets	7	566,976	562,492
Investments	8	19,408	19,408
		<u>586,384</u>	<u>581,900</u>
Current assets			
Debtors	9	37,702	40,199
Cash at bank		786,500	667,136
		<u>824,202</u>	<u>707,335</u>
Creditors, amounts falling due within one year	10	<u>613,028</u>	<u>590,516</u>
Net current assets		<u>211,174</u>	<u>116,819</u>
Total assets less current liabilities		<u>797,558</u>	<u>698,719</u>
Capital and reserves			
Called-up equity share capital	12	60,000	60,000
Other reserves	13	76,553	76,553
Profit and loss account	13	661,005	562,166
Shareholders' funds		<u>797,558</u>	<u>698,719</u>

These financial statements have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

These financial statements were approved by the directors and authorised for issue on 23.08.2010 and are signed on their behalf by



M Reiss



C Geller

Company Registration Number 551844

Notes to the financial statements

1 Other operating charges

	2010 £	2009 £
Administrative expenses	<u>95,113</u>	<u>119,713</u>

2 Other operating income

	2010 £	2009 £
Other operating income	<u>240,333</u>	<u>245,333</u>

3 Operating profit

Operating profit is stated after charging

	2010 £	2009 £
Directors' remuneration	26,000	26,000
Depreciation of owned fixed assets	79,834	87,949
Auditor's fees	<u>4,100</u>	<u>4,100</u>

4 Interest receivable and similar income

	2010 £	2009 £
Bank interest receivable	2,813	24,859
Other similar income receivable	<u>9,000</u>	<u>9,000</u>
	<u>11,813</u>	<u>33,859</u>

5 Taxation on ordinary activities

Analysis of charge in the year

	2010 £	2009 £
Current tax		
UK Corporation tax based on the results for the year at 21% (2009 - 21%)	38,000	20,000
Over provision in prior year	<u>(4,396)</u>	<u>(41)</u>
Total current tax	<u>33,604</u>	<u>19,959</u>

6 Dividends

Dividends on shares classed as equity

	2010 £	2009 £
Paid during the year		
Equity dividends on ordinary shares	<u>200,000</u>	<u>200,000</u>
Proposed after the year-end (not recognised as a liability)		
Equity dividends on ordinary shares	<u>200,000</u>	<u>200,000</u>

7 Tangible fixed assets

	Investment properties £	Fixtures & fittings £	Total £
Cost			
At 1 April 2009	298,643	1,010,297	1,308,940
Additions	<u>28,832</u>	<u>55,486</u>	<u>84,318</u>
At 31 March 2010	<u>327,475</u>	<u>1,065,783</u>	<u>1,393,258</u>
Depreciation			
At 1 April 2009	–	746,448	746,448
Charge for the year	<u>–</u>	<u>79,834</u>	<u>79,834</u>
At 31 March 2010	<u>–</u>	<u>826,282</u>	<u>826,282</u>
Net book value			
At 31 March 2010	<u>327,475</u>	<u>239,501</u>	<u>566,976</u>
At 31 March 2009	<u>298,643</u>	<u>263,849</u>	<u>562,492</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.

8 Investments

	Shares in participating interests £
Cost	
At 1 April 2009 and 31 March 2010	<u>19,408</u>
Net book value	
At 31 March 2010 and 31 March 2009	<u>19,408</u>

At 31 March 2010 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	970,112	212,337
50% Ralwood Securities Limited	2,083,910	342,384
50% Thorngate Holdings Limited	89,353	18,262
50% Thornmead Holdings Limited	51,986	25,820
50% Thornmead Investments Limited	735,773	(18,431)
22% Woodmond Securities Limited	121,481	157,851

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.

9 Debtors

	2010 £	2009 £
Amounts owed by related undertakings	9,000	9,000
Prepayments and accrued income	28,702	31,199
	<u>37,702</u>	<u>40,199</u>

10 Creditors: amounts falling due within one year

	2010 £	2009 £
Corporation tax	38,000	21,666
PAYE and social security	15,843	16,110
Directors' loan accounts	451,439	457,439
Accruals and deferred income	107,746	95,301
	<u>613,028</u>	<u>590,516</u>

11 Related party transactions

During the year the company was charged managing agents' commission of £5,000 (2009 £5,000) by C Geller. This amount was outstanding at the year end (2009 £5,000).

The company was charged accountancy, secretarial and office management fees of £12,500 (2009 £12,500) by Holland and Reiss, a firm owned by M Reiss. This amount was outstanding at the year end (2009 £12,500).

The company levied service charges of £9,000 (2009 £9,000) on Ralwood Securities Limited, a related undertaking. This balance is due at the year end (2009 £9,000).

12 Share capital

Authorised share capital

	2010	2009
	£	£
60,000 Ordinary shares of £1 each	<u>60,000</u>	<u>60,000</u>

Allotted, called up and fully paid

	2010		2009	
	No	£	No	£
60,000 Ordinary shares of £1 each	<u>60,000</u>	<u>60,000</u>	<u>60,000</u>	<u>60,000</u>

13 Reserves

	Capital redemption reserve	Profit and loss account
	£	£
At 1 April 2009	76,553	562,166
Profit for the year	-	298,839
Equity dividends	-	(200,000)
At 31 March 2010	<u>76,553</u>	<u>661,005</u>

14 Capital commitments

The company had no capital commitments at 31 March 2010 or 31 March 2009.

15 Contingent liabilities

There were no contingent liabilities at 31 March 2010 or 31 March 2009.