

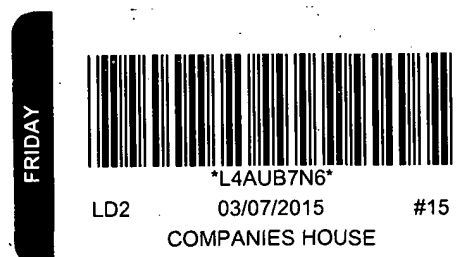
# Financial Statements

## Iverna Investments Limited

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For the year ended 31 March 2015

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

## Contents

	Page
<b>Directors' report</b>	1 - 2
<b>Independent auditor's report</b>	3 - 4
<b>Profit and loss account</b>	5
<b>Balance sheet</b>	6
<b>Notes to the financial statements</b>	7 - 13

## Directors' Report

For the year ended 31 March 2015

The directors present their report and the financial statements for the year ended 31 March 2015.

### 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 £11,136 (2014: £6,740).

### Disclosure 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 relevant audit information and to establish that the company's auditor is aware of that information.

Iverna Investments Limited

## Directors' Report

For the year ended 31 March 2015

### 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 29 JUNE 2015 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 2015, 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 Financial Reporting Council's website at [www.frc.org.uk/auditscopeukprivate](http://www.frc.org.uk/auditscopeukprivate).

### **Basis for qualified opinion on financial statements**

Certain tangible fixed assets shown on the balance sheet include investment properties carried at a historic cost of £523,766 (2014: £493,246). 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 2015.

### **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 2015 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 from the requirement to prepare a strategic report or in preparing the Directors' report.

*Grant Thornton UK LLP*

Harold Wilson (Senior Statutory Auditor)

for and on behalf of

Grant Thornton UK LLP

Statutory Auditor

Chartered Accountants

London

Date:

*29/6/15*

## Profit and Loss Account

For the year ended 31 March 2015

	Note	2015 £	2014 £
<b>Turnover</b>	1	<b>569,437</b>	568,048
Cost of sales		<b>(433,735)</b>	(458,332)
<b>Gross profit</b>		<b>135,702</b>	109,716
Administrative expenses		<b>(129,724)</b>	(120,409)
Dividend income	2	<b>333,333</b>	228,333
<b>Operating profit</b>	3	<b>339,311</b>	217,640
Interest receivable and similar income	5	<b>10,533</b>	10,866
<b>Profit on ordinary activities before taxation</b>		<b>349,844</b>	228,506
Tax on profit on ordinary activities	6	<b>(32,081)</b>	(11,577)
<b>Profit for the financial year</b>	14	<b>317,763</b>	216,929

All amounts relate to continuing operations.

There were no recognised gains and losses for 2015 or 2014 other than those included in the Profit and loss account.

The notes on pages 7 to 13 form part of these financial statements.




## Balance Sheet

As at 31 March 2015

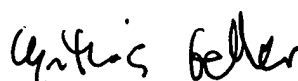
	Note	£	2015 £	£	2014 £
<b>Fixed assets</b>					
Tangible assets	8		1,045,592		958,362
Investments	9		19,408		19,408
			<u>1,065,000</u>		<u>977,770</u>
<b>Current assets</b>					
Debtors	10	45,405		15,421	
Cash at bank		540,304		535,504	
		<u>585,709</u>		<u>550,925</u>	
<b>Creditors: amounts falling due within one year</b>	11	(550,947)		(526,696)	
<b>Net current assets</b>			<u>34,762</u>		<u>24,229</u>
<b>Net assets</b>			<u>1,099,762</u>		<u>1,001,999</u>
<b>Capital and reserves</b>					
Called up share capital	13		60,000		60,000
Capital redemption reserve	14		76,553		76,553
Profit and loss account	14		963,209		865,446
<b>Shareholders' funds</b>			<u>1,099,762</u>		<u>1,001,999</u>

The financial statements have been prepared in accordance with the provisions applicable to small companies 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

29 June 2015  


M Reiss  
Director



C Geller  
Director

The notes on pages 7 to 13 form part of these financial statements.

# Notes to the Financial Statements

For the year ended 31 March 2015

## 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 8 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

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

# Notes to the Financial Statements

For the year ended 31 March 2015

## 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. Other operating income

	2015	2014
	£	£
Other operating income	333,333	228,333

## 3. Operating profit

The operating profit is stated after charging:

	2015	2014
	£	£
Depreciation of tangible fixed assets:		
- owned by the company	112,570	82,188
Auditor's remuneration	7,803	7,500
Loss on disposal of fixed assets	29,261	-

# Notes to the Financial Statements

For the year ended 31 March 2015

## 4. Directors' remuneration

	2015	2014
	£	£
Aggregate remuneration	26,000	26,000

## 5. Interest receivable and similar income

	2015	2014
	£	£
Bank interest receivable	1,533	1,866
Service charges	9,000	9,000
	10,533	10,866

## 6. Taxation

	2015	2014
	£	£
UK corporation tax charge on profit for the year	32,081	11,577

## 7. Dividends

	2015	2014
	£	£
Equity dividends paid during the year on ordinary shares	220,000	220,000

## Notes to the Financial Statements

For the year ended 31 March 2015

**8. Tangible fixed assets**

	Investment properties £	Fixtures & fittings £	Motor vehicles £	Total £
<b>Cost</b>				
At 1 April 2014	493,246	1,638,984	26,210	2,158,440
Additions	30,520	198,541	-	229,061
Written off	-	(877,339)	-	(877,339)
At 31 March 2015	523,766	960,186	26,210	1,510,162
<b>Depreciation</b>				
At 1 April 2014	-	1,184,925	15,153	1,200,078
Charge for the year	-	109,806	2,764	112,570
On write off	-	(848,078)	-	(848,078)
At 31 March 2015	-	446,653	17,917	464,570
<b>Net book value</b>				
At 31 March 2015	523,766	513,533	8,293	1,045,592
At 31 March 2014	493,246	454,059	11,057	958,362

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 2015

**9. Investments**

	Shares in participating interests £
<b>Cost or valuation</b>	
At 1 April 2014 and 31 March 2015	19,408
<b>Net book value</b>	
At 31 March 2015	19,408
At 31 March 2014	19,408

At 31 March 2015 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	934,384	259,945
50% Ralwood Securities Limited	2,297,258	379,973
50% Thorngate Holdings Limited	143,575	(1,927)
50% Thornmead Holdings Limited	101,556	23,476
50% Thornmead Investments Limited	761,022	27,854
22% Woodmond Securities Limited	145,607	155,215

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.

**10. Debtors**

	2015 £	2014 £
Amounts owed by related undertakings	-	-
Prepayments and accrued income	45,405	15,421
	<u>45,405</u>	<u>15,421</u>

## Notes to the Financial Statements

For the year ended 31 March 2015

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

	2015	2014
	£	£
Corporation tax	33,000	14,000
Accruals and deferred income	115,451	110,284
PAYE and social security	2,057	1,973
Directors' loan accounts	400,439	400,439
	<u>550,947</u>	<u>526,696</u>

**12. Related party transactions**

During the year the company was charged managing agents' commission of £6,000 (2014: £6,000) by C Geller. At the year end, £3,000 (2014: £3,000) was outstanding.

The directors' loan account balances outstanding at the year end were £400,439 (2014: £400,439).

The company was charged accountancy, secretarial and office management fees of £10,000 (2014: £10,000) by Holland and Reiss, a firm owned by M Reiss. The amount outstanding at the year end was £10,000 (2014: £10,000).

The company was charged management fees and letting commission of £15,000 (2014: £10,000) by S+J management, a company owned by S Reiss, the wife of M Reiss, of which £nil (2014: £nil) is outstanding at the year end.

The company levied service charges of £9,000 (2014: £9,000) on Ralwood Securities Limited, a related undertaking. This balance is due at the year end (2014: £9,000).

**13. Share capital**

	2015	2014
	£	£
<b>Authorised, allotted, called up and fully paid</b>		
60,000 Ordinary shares of £1 each	<u>60,000</u>	<u>60,000</u>

# Notes to the Financial Statements

For the year ended 31 March 2015

## 14. Reserves

	Capital redempt'n reserve £	Profit and loss account £
At 1 April 2014	76,553	865,446
Profit for the financial year		317,763
Dividends: Equity capital		(220,000)
At 31 March 2015	<u>76,553</u>	<u>963,209</u>

## 15. Capital commitments

The company had no capital commitments at 31 March 2015 or 31 March 2014.

## 16. Contingent liabilities

There were no contingent liabilities at 31 March 2015 or 31 March 2014.