

Registration number: 00602143

# Bradford Securities Limited

Annual Report and Financial Statements

for the Year Ended 31 December 2018



# **Bradford Securities Limited**

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**Bradford Securities Limited**  
**(Registration number: 00602143)**  
**Balance Sheet as at 31 December 2018**

	Note	2018 £	2017 £
<b>Fixed assets</b>			
Investment property	4	7,006,400	7,392,541
Investments	5	<u>1</u>	<u>1</u>
		<u>7,006,401</u>	<u>7,392,542</u>
<b>Current assets</b>			
Debtors	6	29,621	6,270
Cash at bank and in hand		<u>385,894</u>	<u>279,613</u>
		415,515	285,883
<b>Creditors: Amounts falling due within one year</b>	7	<u>(376,197)</u>	<u>(519,867)</u>
<b>Net current assets/(liabilities)</b>		<u>39,318</u>	<u>(233,984)</u>
<b>Total assets less current liabilities</b>		7,045,719	7,158,558
<b>Creditors: Amounts falling due after more than one year</b>	7	<u>(314,000)</u>	<u>(579,475)</u>
<b>Net assets</b>		<u><u>6,731,719</u></u>	<u><u>6,579,083</u></u>
<b>Capital and reserves</b>			
Called up share capital	8	7,600	7,600
Revaluation reserve		1,713,659	1,663,659
Other reserves		2,400	2,400
Profit and loss account		<u>5,008,060</u>	<u>4,905,424</u>
<b>Total equity</b>		<u><u>6,731,719</u></u>	<u><u>6,579,083</u></u>

These 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.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the Board on 19 February 2019 and signed on its behalf by:

  
.....

S A Ryde  
Director

## **Bradford Securities Limited**

### **Notes to the Financial Statements for the Year Ended 31 December 2018**

#### **1 General information**

The company is a private company limited by share capital, incorporated in England.

The address of its registered office is:

5 Wolvercote Green

Oxford

OX2 8BD

#### **2 Accounting policies**

##### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

##### **Statement of compliance**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

##### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

The financial statements are presented in sterling which is the functional currency of the company and rounded to the nearest £1

##### **Audit report**

The Independent Auditor's Report was unqualified. The name of the Senior Statutory Auditor who signed the audit report on 19 February 2019 was Ajay Bahl BA FCA, who signed for and on behalf of Wenn Townsend.

##### **Revenue recognition**

Turnover comprises the fair value of the consideration received or receivable for the sale of assets and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

The company recognises revenue when:

The amount of revenue can be reliably measured;

it is probable that future economic benefits will flow to the entity;

and specific criteria have been met for each of the company's activities.

##### **Finance income and costs policy**

Interest income is recognised as the company's right to receive payment is established

## **Bradford Securities Limited**

### **Notes to the Financial Statements for the Year Ended 31 December 2018**

#### **Foreign currency transactions and balances**

Foreign currency transactions are initially recognised by applying to the foreign currency amount the spot exchange rate between the functional currency and the foreign currency at the date of the transaction.

Monetary assets and liabilities denominated in a foreign currency at the balance sheet date are translated using the closing rate

#### **Tax**

The tax expense for the period comprises tax. Tax is recognised in profit or loss.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Deferred tax is recognised in respect of all timing differences between taxable profits and profits reported in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference.

#### **Investment property**

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by internal valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

#### **Business combinations**

Business combinations are accounted for using the purchase method. The consideration for each acquisition is measured at the aggregate of the fair values at acquisition date of assets given, liabilities incurred or assumed, and equity instruments issued by the group in exchange for control of the acquired, plus any costs directly attributable to the business combination. When a business combination agreement provides for an adjustment to the cost of the combination contingent on future events, the group includes the estimated amount of that adjustment in the cost of the combination at the acquisition date if the adjustment is probable and can be measured reliably.

#### **Investments**

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.

Interest income on debt securities, where applicable, is recognised in income using the effective interest method. Dividends on equity securities are recognised in income when receivable.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

## **Bradford Securities Limited**

### **Notes to the Financial Statements for the Year Ended 31 December 2018**

#### **Trade debtors**

Trade debtors are amounts due from customers for items sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

#### **Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price.

#### **Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

#### **Share capital**

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments.

#### **Dividends**

Dividend distribution to the company's shareholders is recognised as a liability in the financial statements in the reporting period in which the dividends are declared.

#### **Defined contribution pension obligation**

A defined contribution plan is a pension plan under which fixed contributions are paid into a pension fund and the company has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised as employee benefit expense when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

## Bradford Securities Limited

### Notes to the Financial Statements for the Year Ended 31 December 2018

#### 3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 3 (2017 - 4).

#### 4 Investment properties

	2018 £
At 1 January	7,392,541
Disposals	(436,141)
Fair value adjustments	<u>50,000</u>
At 31 December	<u><u>7,006,400</u></u>

Investment properties are initially measured at cost. In subsequent periods they are measured at fair value at each reporting date. Changes in fair value are recognised in the profit and loss. No depreciation is charged.

Fair value is based on market conditions at the year end date and the rental yields achievable based on the geographical location and condition of the property. The general state of the economy, inflation and interest rates will impact upon the yields achievable and hence the fair value.

There has been no valuation of investment property by an independent valuer.

#### 5 Investments

	2018 £	2017 £
Investments in joint ventures	<u>1</u>	<u>1</u>
<b>Joint ventures</b>		£
<b>Cost</b>		
Additions		<u>1</u>
<b>Provision</b>		
<b>Carrying amount</b>		
At 31 December 2018		<u><u>1</u></u>
At 31 December 2017		<u><u>1</u></u>

## Bradford Securities Limited

### Notes to the Financial Statements for the Year Ended 31 December 2018

#### Details of undertakings

Details of the investments (including principal place of business of unincorporated entities) in which the company holds 20% or more of the nominal value of any class of share capital are as follows:

Undertaking	Registered office	Holding	Proportion of voting rights and shares held	
			2018	2017
Joint ventures				
Magnolia Homes Ltd	Twickenham House 20 East St Helen Street Abingdon Oxon OX14 5EA England	Ordinary	50%	50%

The principal activity of Magnolia Homes Ltd is Property Development  
At the end of December 2018 the company had not started to trade.

#### 6 Debtors

	2018 £	2017 £
Trade debtors	29,621	-
Other debtors	-	6,270
	<u>29,621</u>	<u>6,270</u>



# Bradford Securities Limited

## Notes to the Financial Statements for the Year Ended 31 December 2018

### 7 Creditors

#### Creditors: amounts falling due within one year

	Note	2018 £	2017 £
<b>Due within one year</b>			
Bank loans and overdrafts	9	-	11,334
Related parties	11	168,000	338,872
Corporation tax		41,947	46,682
Taxation and social security		29,702	19,696
Other creditors		136,548	103,283
		<u>376,197</u>	<u>519,867</u>
<b>Due after one year</b>			
Loans and borrowings	9	<u>314,000</u>	<u>579,475</u>

Creditors include bank loans secured of £nil (2017: £11,334).

#### Creditors: amounts falling due after more than one year

	Note	2018 £	2017 £
<b>Due after one year</b>			
Loans and borrowings	9	<u>314,000</u>	<u>579,475</u>
		<b>2018 £</b>	<b>2017 £</b>
After more than five years by instalments		-	44,139
		<u>-</u>	<u>44,139</u>

Creditors include bank loans secured of £314,000 (2017: £579,475)

Creditors include bank loans repayable by instalments of £nil (2017 - £44,139) due after more than five years.

### 8 Share capital

#### Allotted, called up and fully paid shares

	No.	2018 £	No.	2017 £
Ordinary shares of £1 each	<u>7,600</u>	<u>7,600</u>	<u>7,600</u>	<u>7,600</u>

## Bradford Securities Limited

### Notes to the Financial Statements for the Year Ended 31 December 2018

#### 9 Loans and borrowings

	2018 £	2017 £
<b>Non-current loans and borrowings</b>		
Bank borrowings	<u>314,000</u>	<u>579,475</u>

	2018 £	2017 £
<b>Current loans and borrowings</b>		
Bank borrowings	<u>-</u>	<u>11,334</u>

#### Bank borrowings

Bank loans are secured on some assets of the company

#### 10 Dividends

	2018 £	2017 £
Interim dividend of £6.30 (2017 - £3.00) per ordinary share	47,880	22,800

#### 11 Related party transactions

##### Summary of transactions with other related parties

Directors and shareholders of the company including immediate family. The directors are considered to be the company's key management.

At the year end the company owed the directors £168,000 (2017: £338,872)