

Company Registration No. 890822 (England and Wales)

**DENISTON PROPERTIES (HOVE) LTD**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2019**  
**PAGES FOR FILING WITH REGISTRAR**

# DENISTON PROPERTIES (HOVE) LTD

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# DENISTON PROPERTIES (HOVE) LTD

## BALANCE SHEET

AS AT 30 SEPTEMBER 2019

		2019		2018 as restated	
	Notes	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	3		-		652
Investment properties	4		3,415,000		3,965,000
			<u>3,415,000</u>		<u>3,965,652</u>
<b>Current assets</b>					
Debtors	5	1,352,418		494,688	
Cash at bank and in hand		2,750		10,559	
		<u>1,355,168</u>		<u>505,247</u>	
<b>Creditors: amounts falling due within one year</b>	6	(49,136)		(70,027)	
<b>Net current assets</b>			<u>1,306,032</u>		<u>435,220</u>
<b>Total assets less current liabilities</b>			<u>4,721,032</u>		<u>4,400,872</u>
<b>Provisions for liabilities</b>			<u>(400,651)</u>		<u>(557,191)</u>
<b>Net assets</b>			<u><u>4,320,381</u></u>		<u><u>3,843,681</u></u>
<b>Capital and reserves</b>					
Called up share capital	7		100		100
Fair value reserve			2,707,846		2,712,093
Profit and loss reserves			<u>1,612,435</u>		<u>1,131,488</u>
<b>Total equity</b>			<u><u>4,320,381</u></u>		<u><u>3,843,681</u></u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 30 September 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

## **DENISTON PROPERTIES (HOVE) LTD**

### **BALANCE SHEET (CONTINUED)**

***AS AT 30 SEPTEMBER 2019***

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The financial statements were approved by the board of directors and authorised for issue on 25 June 2020 and are signed on its behalf by:

Mr R Illingworth  
**Director**

**Company Registration No. 890822**

# DENISTON PROPERTIES (HOVE) LTD

## STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 SEPTEMBER 2019

	Share capital	Fair value reserve	Profit and loss reserves	Total
	£	£	£	£
<b>Balance at 1 October 2017</b>	100	2,567,795	1,066,535	3,634,430
<b>Year ended 30 September 2018:</b>				
Profit and total comprehensive income for the year	-	-	209,251	209,251
Transfers	-	144,298	(144,298)	-
<b>Balance at 30 September 2018</b>	100	2,712,093	1,131,488	3,843,681
<b>Year ended 30 September 2019:</b>				
Profit for the year	-	-	1,134,797	1,134,797
Other comprehensive income:				
Fair value adjustments reclassified to profit or loss	-	(658,097)	-	(658,097)
Total comprehensive income for the year	-	(658,097)	1,134,797	476,700
Transfers	-	653,850	(653,850)	-
<b>Balance at 30 September 2019</b>	100	2,707,846	1,612,435	4,320,381

# DENISTON PROPERTIES (HOVE) LTD

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2019

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### 1 Accounting policies

#### Company information

Deniston Properties (Hove) Ltd is a private company limited by shares incorporated in England and Wales. The registered office is Trinity House, School Hill, Lewes, East Sussex, BN7 2NN.

#### 1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for property rentals in the normal course of business.

#### 1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures, fittings & equipment	15% reducing balance basis
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

#### 1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

#### 1.5 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

# DENISTON PROPERTIES (HOVE) LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

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### 1 Accounting policies

(Continued)

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### 1.6 Cash at bank and in hand

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.7 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Classification of financial liabilities**

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 company after deducting all of its liabilities.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

# DENISTON PROPERTIES (HOVE) LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

### 1 Accounting policies

(Continued)

#### 1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

#### 1.9 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

##### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

##### **Deferred tax**

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

### 2 Taxation

	2019 £	2018 £
<b>Current tax</b>		
UK corporation tax on profits for the current period	11,690	15,241
Adjustments in respect of prior periods	-	(93)
	<u>11,690</u>	<u>15,148</u>
<b>Deferred tax</b>		
Origination and reversal of timing differences	(78,850)	(144,298)
	<u>(78,850)</u>	<u>(144,298)</u>
Total tax credit	<u>(67,160)</u>	<u>(129,150)</u>



# DENISTON PROPERTIES (HOVE) LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

### 3 Tangible fixed assets

	Plant and machinery etc
	£
<b>Cost</b>	
At 1 October 2018	6,194
Disposals	(6,194)
At 30 September 2019	-
<b>Depreciation and impairment</b>	
At 1 October 2018	5,542
Eliminated in respect of disposals	(5,542)
At 30 September 2019	-
<b>Carrying amount</b>	
At 30 September 2019	-
At 30 September 2018	652

### 4 Investment property

	2019 £
<b>Fair value</b>	
At 1 October 2018	3,965,000
Disposals	(1,125,000)
Revaluations	575,000
At 30 September 2019	3,415,000

Investment properties comprise of a number of residential properties. The fair value of the investment property has been arrived at on the basis of a valuation carried out on 30 September 2019 by Stiles Harold Williams, Chartered Surveyors. The valuation was made on the basis of open market value for current use. Stiles Harold Williams do not consider that there has been any changes in the market value at the balance sheet date.

The historical cost of the company's investment properties is £306,503 (2018 - £695,716).

### 5 Debtors

	2019 £	2018 £
<b>Amounts falling due within one year:</b>		
Trade debtors	13,770	13,073
Other debtors	1,338,648	481,615
	1,352,418	494,688

# DENISTON PROPERTIES (HOVE) LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

**6 Creditors: amounts falling due within one year**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Trade creditors	-	9
Corporation tax	26,926	36,399
Other creditors	22,210	33,619
	<u>49,136</u>	<u>70,027</u>

**7 Called up share capital**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.