

Unaudited Financial Statements
for the Year Ended 31 December 2020
for
DIASTAN SECURITIES LIMITED

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for the year ended 31 December 2020

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DIASTAN SECURITIES LIMITED

Company Information
for the year ended 31 December 2020

Directors: C S Passey
J M Passey

Secretary: J M Passey

Registered office: 212 St Ann's Hill
London
SW18 2RU

Registered number: 01006720 (England and Wales)

Accountants: Haines Watts
Chartered Accountants
Aissela
46 High Street
Esher
Surrey
KT10 9QY

Balance Sheet
31 December 2020

			2020		2019
	Notes	£	£	£	£
Fixed assets					
Tangible assets	4		613		735
Investments	5		590,000		590,000
Investment property	6		9,114,988		9,114,988
			<u>9,705,601</u>		<u>9,705,723</u>
Current assets					
Debtors	7	449,784		38,927	
Cash at bank		<u>287,046</u>		<u>389,983</u>	
		736,830		428,910	
Creditors					
Amounts falling due within one year	8	<u>467,510</u>		<u>418,103</u>	
Net current assets			269,320		10,807
Total assets less current liabilities			<u>9,974,921</u>		<u>9,716,530</u>
Provisions for liabilities	9		915,703		659,306
Net assets			<u>9,059,218</u>		<u>9,057,224</u>
Capital and reserves					
Called up share capital	10		1,000		1,000
Fair value reserve	11		5,089,773		5,346,170
Retained earnings	11		<u>3,968,445</u>		<u>3,710,054</u>
Shareholders' funds			<u>9,059,218</u>		<u>9,057,224</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2020 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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

In accordance with Section 444 of the Companies Act 2006, the Profit and Loss Account has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 3 August 2021 and were signed on its behalf by:

C S Passey - Director

1. Statutory information

Diastan Securities Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

2. Accounting policies

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Key source of estimation, uncertainty and judgement

The preparation of financial statements in conformity with generally accepted accounting practice requires management to make estimates and judgement that affect the reported amounts of assets and liabilities as well as the disclosure of contingent assets and liabilities at the balance sheet date and the reported amounts of revenues and expenses during the reporting period.

There is estimation uncertainty in calculating depreciation. A full line by line review of fixed assets is carried out by management regularly. Whilst every attempt is made to ensure that the depreciation policy is as accurate as possible, there remains a risk that the policy does not match the useful life of the assets.

There is estimation uncertainty in calculating deferred tax. A full line by line review of deferred tax is carried out by management regularly. Whilst every attempt is made to ensure that the deferred tax is as accurate as possible, there remains a risk that the provisions do not match the actual tax liability when asset is disposed of.

There is estimation uncertainty in calculating bad debt provisions. A full line by line review of trade debtors is carried out at the end of each month. Whilst every attempt is made to ensure that the bad debt provisions are as accurate as possible, there remains a risk that the provisions do not match the level of debts which ultimately prove to be uncollectable.

Turnover

Turnover represents rents receivable and other amounts receivable from lessees excluding value added tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 15% on reducing balance
Motor vehicles	- 25% on reducing balance
Computer equipment	- Straight line over 3 years

Investments in associates

Investments in associate undertakings are recognised at cost less any provision for impairment.

Investment property

Investment properties are shown at their open market value and not depreciated. The surpluses arising from the annual revaluation are transferred to the revaluation reserve.

This is in accordance with the provision of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" which, unlike Schedule 4 to the Companies Act 2006, does not require depreciation of investment properties.

Investment properties are held for the investment potential and not for use by the company, so their current value is of prime importance. The departure from the provisions of Act is required in order to give a true and fair view.

2. **Accounting policies - continued**

Financial instruments

Financial assets and financial liabilities are recognised in the balance sheet when the company becomes a party to the contractual provisions of the instrument.

Trade and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the company will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank and bank overdrafts.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Profit and Loss Account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

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

3. **Employees and directors**

The average number of employees during the year was NIL (2019 - 2).

4. **Tangible fixed assets**

	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
Cost				
At 1 January 2020				
and 31 December 2020	<u>2,260</u>	<u>14,000</u>	<u>1,394</u>	<u>17,654</u>
Depreciation				
At 1 January 2020	1,644	13,881	1,394	16,919
Charge for year	<u>92</u>	<u>30</u>	<u>-</u>	<u>122</u>
At 31 December 2020	<u>1,736</u>	<u>13,911</u>	<u>1,394</u>	<u>17,041</u>
Net book value				
At 31 December 2020	<u>524</u>	<u>89</u>	<u>-</u>	<u>613</u>
At 31 December 2019	<u>616</u>	<u>119</u>	<u>-</u>	<u>735</u>

Notes to the Financial Statements - continued
for the year ended 31 December 2020

5. **Fixed asset investments**

	Interest in associate £	Other investments £	Totals £
Cost			
At 1 January 2020 and 31 December 2020	<u>7,200</u>	<u>590,000</u>	<u>597,200</u>
Provisions			
At 1 January 2020 and 31 December 2020	<u>7,200</u>	<u>-</u>	<u>7,200</u>
Net book value			
At 31 December 2020	<u>-</u>	<u>590,000</u>	<u>590,000</u>
At 31 December 2019	<u>-</u>	<u>590,000</u>	<u>590,000</u>

6. **Investment property**

	Total £
Fair value	
At 1 January 2020 and 31 December 2020	<u>9,114,988</u>
Net book value	
At 31 December 2020	<u>9,114,988</u>
At 31 December 2019	<u>9,114,988</u>

Fair value at 31 December 2020 is represented by:

	£
Valuation in 2003	1,928,391
Valuation in 2009	1,400,000
Valuation in 2013	1,050,000
Valuation in 2015	700,000
Valuation in 2016	1,000,000
Cost	<u>3,036,597</u>
	<u>9,114,988</u>

If investment property had not been revalued it would have been included at the following historical cost:

	2020 £	2019 £
Cost	<u>3,036,597</u>	<u>3,036,597</u>

Investment property was valued on an open market basis on 31 December 2020 by the directors .

7. **Debtors: amounts falling due within one year**

	2020 £	2019 £
Other debtors	431,503	26,121
Prepayments	<u>18,281</u>	<u>12,806</u>
	<u>449,784</u>	<u>38,927</u>

Notes to the Financial Statements - continued
for the year ended 31 December 2020

8. **Creditors: amounts falling due within one year**

	2020	2019
	£	£
Trade creditors	390	390
Tax	62,000	56,880
Other creditors	37,042	4,492
Directors' current accounts	368,078	356,341
	<u>467,510</u>	<u>418,103</u>

9. **Provisions for liabilities**

	2020	2019
	£	£
Deferred tax	<u>915,703</u>	<u>659,306</u>

Deferred tax
£

Balance at 1 January 2020	659,306
Charge to Profit and Loss Account during year	<u>256,397</u>
Balance at 31 December 2020	<u>915,703</u>

10. **Called up share capital**

Allotted and issued:

Number:	Class:	Nominal value:	2020	2019
			£	£
1,000	Called up share capital	£1	<u>1,000</u>	<u>1,000</u>

11. **Reserves**

	Retained earnings	Fair value reserve	Totals
	£	£	£
At 1 January 2020	3,710,054	5,346,170	9,056,224
Profit for the year	1,994		1,994
Deferred tax	<u>256,397</u>	<u>(256,397)</u>	<u>-</u>
At 31 December 2020	<u>3,968,445</u>	<u>5,089,773</u>	<u>9,058,218</u>

12. **Related party disclosures**

At 31 December 2020, C S Passey and J M Passey were owed £368,078 by the company (2019: £356,341). This loan is interest free and repayable on demand.

The company receives rental income on properties which are let to the company by the directors at a peppercorn rent. The rental income generated for the year by the company on these properties was £130,856 (2019: £97,156).

C S Passey has given an unlimited guarantee to the company's bank.

Chartered Accountants' Report to the Board of Directors
on the Unaudited Financial Statements of
Diastan Securities Limited

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Diastan Securities Limited for the year ended 31 December 2020 which comprise the Profit and Loss Account, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Diastan Securities Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Diastan Securities Limited and state those matters that we have agreed to state to the Board of Directors of Diastan Securities Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Diastan Securities Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Diastan Securities Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Diastan Securities Limited. You consider that Diastan Securities Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Diastan Securities Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Haines Watts
Chartered Accountants
Aissela
46 High Street
Esher
Surrey
KT10 9QY

3 August 2021

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.