

**Financial Statements**  
**for the Year Ended 30 September 2019**  
**for**  
**HARVINGTON PROPERTIES LIMITED**

Contents of the Financial Statements  
for the year ended 30 September 2019

---

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4

HARVINGTON PROPERTIES LIMITED

Company Information  
for the year ended 30 September 2019

---

**Directors:** I P Fitter ACA  
S L Massey  
I K Ganney

**Secretary:** Ms C A Freeman

**Registered office:** 417 Finchley Road  
Hampstead  
London  
NW3 6HJ

**Registered number:** 02069071 (England and Wales)

**Auditors:** Haines Watts  
Chartered Accountants and Statutory Auditors  
305 Regents Park Road  
Finchley  
London  
N3 1DP

Balance Sheet  
30 September 2019

	Notes	£	2019 £	£	2018 £
<b>Fixed assets</b>					
Tangible assets	4		746,185		754,320
Investments	5		-		245
Investment property	6		<u>11,279,494</u>		<u>11,279,494</u>
			12,025,679		12,034,059
<b>Current assets</b>					
Stocks	7	2,524,387		2,412,983	
Debtors	8	173,718		289,255	
Cash at bank		<u>1,765,473</u>		<u>1,891,054</u>	
		4,463,578		4,593,292	
<b>Creditors</b>					
Amounts falling due within one year	9	<u>268,636</u>		<u>3,202,317</u>	
<b>Net current assets</b>			<u>4,194,942</u>		<u>1,390,975</u>
<b>Total assets less current liabilities</b>			16,220,621		13,425,034
<b>Creditors</b>					
Amounts falling due after more than one year	10		(715,259)		(1,045,711)
<b>Provisions for liabilities</b>	13		<u>(425,501)</u>		<u>(425,164)</u>
<b>Net assets</b>			<u>15,079,861</u>		<u>11,954,159</u>
<b>Capital and reserves</b>					
Called up share capital	14		15,470		15,470
Share premium	15		505,731		505,731
Revaluation reserve	15		515,356		520,561
Capital redemption reserve	15		1,930		1,930
Other reserves	15		3,454,032		3,454,032
Retained earnings	15		<u>10,587,342</u>		<u>7,456,435</u>
<b>Shareholders' funds</b>			<u>15,079,861</u>		<u>11,954,159</u>

The notes form part of these financial statements

Balance Sheet - continued  
30 September 2019

---

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 29 June 2020 and were signed on its behalf by:

I P Fitter ACA - Director

Notes to the Financial Statements  
for the year ended 30 September 2019

1. **Statutory information**

Harvington Properties 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.

The financial statements have been prepared on a going concern basis. The Directors have reviewed and considered relevant information, including the annual budget and future cash flows in making their assessment. In particular, in response to the COVID-19 pandemic, the Directors have tested their cash flow analysis to take into account the impact on their business of possible scenarios brought on by the impact of COVID-19, alongside the measures that they can take to mitigate the impact. Based on these assessments, given the measures that could be undertaken to mitigate the current adverse conditions, and the current resources available, the Directors have concluded that they can continue to adopt the going concern basis in preparing the annual report and accounts.

**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 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 the market value of investment properties. A review of the value of investment properties is carried out by management regularly. Whilst every attempt is made to ensure that the value is as accurate as possible, there remains a risk that the value disclosed in the accounts does not match the actual market value at the balance sheet date.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**Tangible fixed assets**

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

Freehold property	- 1% straight line basis
Fixtures and fittings	- 15% on reducing balance
Motor vehicles	- 25% on cost
Computer equipment	- 33% on cost

**2. Accounting policies - continued**

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Depreciation is not provided in respect of investment property. This policy represents a departure from the Companies Act 2006 which requires depreciation to be provided on all fixed assets. The directors consider that this policy is necessary in order that the financial statements may give a true and fair view because current values and changes in current values are of prime importance rather than the calculation of systematic depreciation.

**Stocks**

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase and redevelopment.

**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.

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.

Financial liabilities and equity instruments issued by the company are classified in accordance with the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities. Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs.

**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.

Notes to the Financial Statements - continued  
for the year ended 30 September 2019

## 2. Accounting policies - continued

**Pension costs and other post-retirement benefits**

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

**Investments**

Investments in subsidiaries are accounted for at cost less impairment in the individual financial statements.

**Rent receivable**

Rent receivable represents rental income for the year from investment properties held on the company's balance sheet. Rent is recognised as it is accrued on a monthly basis, in line with rental agreements.

## 3. Employees and directors

The average number of employees during the year was 4 (2018 - 4) .

## 4. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
<b>Cost or valuation</b>					
At 1 October 2018 and 30 September 2019	<u>775,000</u>	<u>21,253</u>	<u>50,950</u>	<u>4,530</u>	<u>851,733</u>
<b>Depreciation</b>					
At 1 October 2018	23,250	18,683	50,950	4,530	97,413
Charge for year	<u>7,750</u>	<u>385</u>	<u>-</u>	<u>-</u>	<u>8,135</u>
At 30 September 2019	<u>31,000</u>	<u>19,068</u>	<u>50,950</u>	<u>4,530</u>	<u>105,548</u>
<b>Net book value</b>					
At 30 September 2019	<u>744,000</u>	<u>2,185</u>	<u>-</u>	<u>-</u>	<u>746,185</u>
At 30 September 2018	<u>751,750</u>	<u>2,570</u>	<u>-</u>	<u>-</u>	<u>754,320</u>

Cost or valuation at 30 September 2019 is represented by:

	Freehold property £	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
Valuation in 2002	270,000	-	-	-	270,000
Valuation in 2004	31,781	-	-	-	31,781
Valuation in 2015	218,780	-	-	-	218,780
Cost	<u>254,439</u>	<u>21,253</u>	<u>50,950</u>	<u>4,530</u>	<u>331,172</u>
	<u>775,000</u>	<u>21,253</u>	<u>50,950</u>	<u>4,530</u>	<u>851,733</u>



Notes to the Financial Statements - continued  
for the year ended 30 September 20194. **Tangible fixed assets - continued**

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

	2019	2018
	£	£
Cost	254,439	254,439
Aggregate depreciation	<u>73,776</u>	<u>71,232</u>

The freehold property was valued on an open market basis on 30 September 2019 by the directors .

5. **Fixed asset investments**

	Other investments £
<b>Cost</b>	
At 1 October 2018	245
Impairments	<u>(245)</u>
At 30 September 2019	-
<b>Net book value</b>	
At 30 September 2019	-
At 30 September 2018	<u>245</u>

The company's investments at the Balance Sheet date in the share capital of companies include the following:

**Village Green Limited**

Registered office: 417 Finchley Road, Hampstead, London, NW3 6HJ

Nature of business: Property development

	%
	holding
Class of shares:	
£0.25 Ordinary shares	100.00

6. **Investment property**

	Total £
<b>Fair value</b>	
At 1 October 2018	
and 30 September 2019	<u>11,279,494</u>
<b>Net book value</b>	
At 30 September 2019	<u>11,279,494</u>
At 30 September 2018	<u>11,279,494</u>

Notes to the Financial Statements - continued  
for the year ended 30 September 2019**6. Investment property - continued**

Fair value at 30 September 2019 is represented by:

	£
Valuation in 2000	461,076
Valuation in 2003	541,614
Valuation in 2004	67,000
Valuation in 2006	1,922,755
Valuation in 2011	(2,002,248)
Valuation in 2012	1,414,000
Valuation in 2015	1,424,000
Valuation in 2016	51,384
Cost	<u>7,399,913</u>
	<u>11,279,494</u>

Investment property was valued on an open market basis on 30 September 2019 by the directors .

**7. Stocks**

	2019 £	2018 £
Work in progress	<u>2,524,387</u>	<u>2,412,983</u>

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

	2019 £	2018 £
Trade debtors	1,000	-
Other debtors	<u>172,718</u>	<u>289,255</u>
	<u>173,718</u>	<u>289,255</u>

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

	2019 £	2018 £
Amounts owed to group undertakings	1	2,922,648
Taxation and social security	220,572	170,774
Other creditors	<u>48,063</u>	<u>108,895</u>
	<u>268,636</u>	<u>3,202,317</u>

**10. Creditors: amounts falling due after more than one year**

	2019 £	2018 £
Other creditors	<u>715,259</u>	<u>1,045,711</u>

Notes to the Financial Statements - continued  
for the year ended 30 September 2019**11. Leasing agreements**

Minimum lease payments under non-cancellable operating leases fall due as follows:

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Within one year	<u>-</u>	<u>240</u>

**12. Secured debts**

The following secured debts are included within creditors:

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Other creditors	<u>711,191</u>	<u>1,033,322</u>

Other creditors are secured by a fixed and floating charge over the undertakings and all property of the company

**13. Provisions for liabilities**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Deferred tax	<u>425,501</u>	<u>425,164</u>

**Deferred tax**  
**£**

Balance at 1 October 2018	425,164
Provided during year	<u>337</u>
Balance at 30 September 2019	<u>425,501</u>

**14. Called up share capital****Allotted, issued and fully paid:**

<b>Number:</b>	<b>Class:</b>	<b>Nominal value:</b>	<b>2019</b>	<b>2018</b>
			<b>£</b>	<b>£</b>
2,400	Ordinary	£1	2,400	2,400
5,000	Ordinary 'A'	£1	5,000	5,000
5,000	Ordinary 'B'	£1	5,000	5,000
3,070	Ordinary 'C'	£1	<u>3,070</u>	<u>3,070</u>
			<u>15,470</u>	<u>15,470</u>

Notes to the Financial Statements - continued  
for the year ended 30 September 2019

## 15. Reserves

	Retained earnings £	Share premium £	Revaluation reserve £
At 1 October 2018	7,456,435	505,731	520,561
Profit for the year	3,525,702	-	-
Dividends	(400,000)	-	-
Transfer of depreciation	5,205	-	(5,205)
At 30 September 2019	10,587,342	505,731	515,356
	Capital redemption reserve £	Other reserves £	Totals £
At 1 October 2018	1,930	3,454,032	11,938,689
Profit for the year	-	-	3,525,702
Dividends	-	-	(400,000)
At 30 September 2019	1,930	3,454,032	15,064,391

**Retained earnings**

Retained earnings represents cumulative profits and losses net of dividends and other adjustments which are non-distributable.

**Share premium account**

The share premium account represents the premium arising on the issue of shares net of issue costs.

**Revaluation reserve**

The revaluation reserve represents the cumulative effect of revaluations (net of deferred tax) of tangible fixed assets where a policy of revaluation has been adopted.

**Capital redemption reserve**

The capital redemption reserve represents the share capital which has been purchased back by the company.

**Other reserves**

The other reserves represent non distributable reserves which have arisen from profits and losses on the revaluation of investment properties (net of deferred tax).

## 16. Disclosure under Section 444(5B) of the Companies Act 2006

The Report of the Auditors was unqualified.

Jonathan Moughton (Senior Statutory Auditor)  
for and on behalf of Haines Watts

17. **Related party disclosures**

Secured debts (note 13) includes loans from two of the directors (both shareholders) to the company amounting to £612,760 (2018: 942,093). Gross interest charged on the loans during the year amounts to £26,250 (2018:£26,250).

Secured debts (note 13) also includes a loan from one shareholder (not a director) to the company amounting to £94,009 (2018: £91,229). Gross interest charged on the loan during the year amounts to £6,000 (2018: £7,500)

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.