

REGISTERED NUMBER: 02069071 (England and Wales)

Financial Statements
for the Year Ended 30 September 2018
for
HARVINGTON PROPERTIES LIMITED

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for the year ended 30 September 2018**

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HARVINGTON PROPERTIES LIMITED

**Company Information
for the year ended 30 September 2018**

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

HARVINGTON PROPERTIES LIMITED (REGISTERED NUMBER: 02069071)

**Balance Sheet
30 September 2018**

	Notes	30.9.18 £	£	30.9.17 £	£
Fixed assets					
Tangible assets	4		754,320		762,524
Investments	5		245		245
Investment property	6		<u>11,279,494</u>		<u>11,279,494</u>
			12,034,059		12,042,263
Current assets					
Stocks	7	2,412,983		1,420,894	
Debtors	8	289,255		71,201	
Cash at bank		<u>1,891,054</u>		<u>2,088,771</u>	
		4,593,292		3,580,866	
Creditors					
Amounts falling due within one year	9	<u>3,202,317</u>		<u>334,864</u>	
Net current assets			<u>1,390,975</u>		<u>3,246,002</u>
Total assets less current liabilities			13,425,034		15,288,265
Creditors					
Amounts falling due after more than one year	10		(1,045,711)		(7,510,819)
Provisions for liabilities	13		<u>(425,164)</u>		<u>(435,920)</u>
Net assets			<u>11,954,159</u>		<u>7,341,526</u>
Capital and reserves					
Called up share capital	14		15,470		15,470
Share premium	15		505,731		505,731
Revaluation reserve	15		520,561		520,561
Capital redemption reserve	15		1,930		1,930
Other reserves	15		3,454,032		3,443,277
Retained earnings	15		<u>7,456,435</u>		<u>2,854,557</u>
Shareholders' funds			<u>11,954,159</u>		<u>7,341,526</u>

The notes form part of these financial statements

Balance Sheet - continued
30 September 2018

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

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 on 28 June 2019 and were signed on its behalf by:

I P Fitter ACA - Director

**Notes to the Financial Statements
for the year ended 30 September 2018**

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.

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.

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% straight line
Computer equipment	- 33% on cost

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.

Notes to the Financial Statements - continued
for the year ended 30 September 2018

2. Accounting policies - continued

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, costs of conversion and other costs incurred in bringing stock to its present location and condition.

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.

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.

Notes to the Financial Statements - continued
for the year ended 30 September 2018

3. **Employees and directors**

The average number of employees during the year was 4 (2017 - 4) .

4. **Tangible fixed assets**

	Freehold property £	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
Cost or valuation					
At 1 October 2017 and 30 September 2018	<u>775,000</u>	<u>21,253</u>	<u>50,950</u>	<u>4,530</u>	<u>851,733</u>
Depreciation					
At 1 October 2017	15,500	18,229	50,950	4,530	89,209
Charge for year	<u>7,750</u>	<u>454</u>	-	-	<u>8,204</u>
At 30 September 2018	<u>23,250</u>	<u>18,683</u>	<u>50,950</u>	<u>4,530</u>	<u>97,413</u>
Net book value					
At 30 September 2018	<u>751,750</u>	<u>2,570</u>	-	-	<u>754,320</u>
At 30 September 2017	<u>759,500</u>	<u>3,024</u>	-	-	<u>762,524</u>

Cost or valuation at 30 September 2018 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>

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

	30.9.18	30.9.17
	£	£
Cost	<u>254,439</u>	<u>254,439</u>
Aggregate depreciation	<u>71,232</u>	<u>68,688</u>

The freehold property was valued on an open market basis on 30 September 2018 by the directors. .

Notes to the Financial Statements - continued
for the year ended 30 September 2018

5. Fixed asset investments

	Other investments £
Cost	
At 1 October 2017	
and 30 September 2018	<u>245</u>
Net book value	
At 30 September 2018	<u>245</u>
At 30 September 2017	<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

	%
Class of shares:	holding
£0.25 Ordinary shares	100.00

6. Investment property

	Total £
Fair value	
At 1 October 2017	
and 30 September 2018	<u>11,279,494</u>
Net book value	
At 30 September 2018	<u>11,279,494</u>
At 30 September 2017	<u>11,279,494</u>

Fair value at 30 September 2018 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 2018 by the directors .

Notes to the Financial Statements - continued
for the year ended 30 September 2018

7.	Stocks	30.9.18	30.9.17
		£	£
	Work in progress	<u>2,412,983</u>	<u>1,420,894</u>
8.	Debtors: amounts falling due within one year	30.9.18	30.9.17
		£	£
	Trade debtors	-	22,039
	Other debtors	<u>289,255</u>	<u>49,162</u>
		<u>289,255</u>	<u>71,201</u>
9.	Creditors: amounts falling due within one year	30.9.18	30.9.17
		£	£
	Trade creditors	-	73,131
	Amounts owed to group undertakings	<u>2,922,648</u>	-
	Taxation and social security	<u>170,774</u>	<u>70,021</u>
	Other creditors	<u>108,895</u>	<u>191,712</u>
		<u>3,202,317</u>	<u>334,864</u>
10.	Creditors: amounts falling due after more than one year	30.9.18	30.9.17
		£	£
	Amounts owed to group undertakings	-	6,699,511
	Other creditors	<u>1,045,711</u>	<u>811,308</u>
		<u>1,045,711</u>	<u>7,510,819</u>
11.	Leasing agreements		
	Minimum lease payments under non-cancellable operating leases fall due as follows:	30.9.18	30.9.17
		£	£
	Within one year	<u>240</u>	<u>327</u>
12.	Secured debts		
	The following secured debts are included within creditors:	30.9.18	30.9.17
		£	£
	Other creditors	<u>1,033,322</u>	<u>806,120</u>
	Other creditors are secured by a fixed and floating charge over the undertakings and all property of the company		

Notes to the Financial Statements - continued
for the year ended 30 September 2018

13. Provisions for liabilities

	30.9.18 £	30.9.17 £
Deferred tax	<u>425,164</u>	<u>435,920</u>
		Deferred tax
		£
Balance at 1 October 2017		435,920
Provided during year		(10,756)
Balance at 30 September 2018		<u>425,164</u>

14. Called up share capital

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	30.9.18 £	30.9.17 £
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>

15. Reserves

	Retained earnings £	Share premium £	Revaluation reserve £
At 1 October 2017	2,854,557	505,731	520,561
Profit for the year	4,614,633	-	-
Dividends	(2,000)	-	-
Non-distributable retained earnings	(10,755)	-	-
At 30 September 2018	<u>7,456,435</u>	<u>505,731</u>	<u>520,561</u>

Notes to the Financial Statements - continued
for the year ended 30 September 2018

15. Reserves - continued

	Capital redemption reserve £	Other reserves £	Totals £
At 1 October 2017	1,930	3,443,277	7,326,056
Profit for the year	-	-	4,614,633
Dividends	-	-	(2,000)
Non-distributable retained earnings	-	10,755	-
At 30 September 2018	<u>1,930</u>	<u>3,454,032</u>	<u>11,938,689</u>

Retained earnings

The profit and loss account represents cumulative profits and losses net of dividends and other adjustments which are non-distributable reserves.

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.

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

Notes to the Financial Statements - continued
for the year ended 30 September 2018

17. **Related party disclosures**

During the year, the below items were transferred from the subsidiary company as a result of a hive up.

Stocks: £900

Other Creditors: £65,147

Other Debtors: £34,998

At the year end, a total stock amount of £322,447 (2017 - £Nil) was purchased from the subsidiary company.

Secured debts (note 13) includes loans from two of the directors (both shareholders) to the company amounting to £942,093 (2017: £720,737). Gross interest charged on the loans during the year amounts to £26,250 (2017: £26,250).

Secured debts (note 13) also includes a loan from one shareholder (not a director) to the company amounting to £91,229 (2017: £85,383). Gross interest charged on the loan during the year amounts to £7,500 (2017: £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.