

Financial Statements
for the Year Ended 30 September 2020
for
HARVINGTON PROPERTIES LIMITED

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for the year ended 30 September 2020**

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HARVINGTON PROPERTIES LIMITED

**Company Information
for the year ended 30 September 2020**

Directors: I P Fitter ACA
S L Massey
I K Ganney
R I Harrington

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 2020**

		2020		2019	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	4	738,108		746,185	
Investment property	5	<u>12,399,112</u>		<u>11,279,494</u>	
		13,137,220		12,025,679	
Current assets					
Stocks	6	906,135	2,524,387		
Debtors	7	113,630	173,718		
Cash at bank		<u>5,268,736</u>	<u>1,765,473</u>		
		6,288,501	4,463,578		
Creditors					
Amounts falling due within one year	8	<u>1,671,071</u>	<u>268,636</u>		
Net current assets		<u>4,617,430</u>		<u>4,194,942</u>	
Total assets less current liabilities		<u>17,754,650</u>		<u>16,220,621</u>	
Creditors					
Amounts falling due after more than one year	9	(2,474,212)		(715,259)	
Provisions for liabilities	11	<u>(425,767)</u>		<u>(425,501)</u>	
Net assets		<u>14,854,671</u>		<u>15,079,861</u>	
Capital and reserves					
Called up share capital	12	13,345		15,470	
Share premium	13	505,731		505,731	
Revaluation reserve	13	510,151		515,356	
Capital redemption reserve	13	4,055		1,930	
Other reserves	13	3,454,032		3,454,032	
Retained earnings	13	<u>10,367,357</u>		<u>10,587,342</u>	
Shareholders' funds		<u>14,854,671</u>		<u>15,079,861</u>	

The notes form part of these financial statements

Balance Sheet - continued
30 September 2020

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 16 June 2021 and were signed on its behalf by:

I P Fitter ACA - Director

**Notes to the Financial Statements
for the year ended 30 September 2020**

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.

**Notes to the Financial Statements - continued
for the year ended 30 September 2020**

2. Accounting policies - continued

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

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.

Notes to the Financial Statements - continued
for the year ended 30 September 2020

2. Accounting policies - continued**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.

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 5 (2019 - 4) .

4. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
Cost or valuation					
At 1 October 2019					
and 30 September 2020	<u>775,000</u>	<u>21,253</u>	<u>50,950</u>	<u>4,530</u>	<u>851,733</u>
Depreciation					
At 1 October 2019	31,000	19,068	50,950	4,530	105,548
Charge for year	<u>7,750</u>	<u>327</u>	<u>-</u>	<u>-</u>	<u>8,077</u>
At 30 September 2020	<u>38,750</u>	<u>19,395</u>	<u>50,950</u>	<u>4,530</u>	<u>113,625</u>
Net book value					
At 30 September 2020	<u>736,250</u>	<u>1,858</u>	<u>-</u>	<u>-</u>	<u>738,108</u>
At 30 September 2019	<u>744,000</u>	<u>2,185</u>	<u>-</u>	<u>-</u>	<u>746,185</u>

Notes to the Financial Statements - continued
for the year ended 30 September 2020

4. Tangible fixed assets - continued

Cost or valuation at 30 September 2020 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:

	2020	2019
	£	£
Cost	<u>254,439</u>	<u>254,439</u>
Aggregate depreciation	<u>76,320</u>	<u>73,776</u>

The freehold property was valued on an open market basis on 30 September 2020 by the directors .

5. Investment property

	Total
	£
Fair value	
At 1 October 2019	11,279,494
Additions	<u>1,119,618</u>
At 30 September 2020	<u>12,399,112</u>
Net book value	
At 30 September 2020	<u>12,399,112</u>
At 30 September 2019	<u>11,279,494</u>

Notes to the Financial Statements - continued
for the year ended 30 September 2020

5. Investment property - continued

Fair value at 30 September 2020 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	8,519,531
	<u>12,399,112</u>

Investment property was valued on an open market basis on 30 September 2020 by the directors .

6. Stocks

	2020	2019
	£	£
Work in progress	<u>906,135</u>	<u>2,524,387</u>

7. Debtors: amounts falling due within one year

	2020	2019
	£	£
Trade debtors	1,000	1,000
Other debtors	<u>112,630</u>	<u>172,718</u>
	<u>113,630</u>	<u>173,718</u>

8. Creditors: amounts falling due within one year

	2020	2019
	£	£
Trade creditors	220,792	-
Amounts owed to group undertakings	-	1
Taxation and social security	1,397,900	220,572
Other creditors	<u>52,379</u>	<u>48,063</u>
	<u>1,671,071</u>	<u>268,636</u>

9. Creditors: amounts falling due after more than one year

	2020	2019
	£	£
Other creditors	<u>2,474,212</u>	<u>715,259</u>

Notes to the Financial Statements - continued
for the year ended 30 September 2020

10. Secured debts

The following secured debts are included within creditors:

	2020	2019
	£	£
Other creditors	<u>2,465,724</u>	<u>711,191</u>

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

11. Provisions for liabilities

	2020	2019
	£	£
Deferred tax	<u>425,767</u>	<u>425,501</u>

	Deferred tax
	£
Balance at 1 October 2019	425,501
Provided during year	<u>266</u>
Balance at 30 September 2020	<u>425,767</u>

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

Number:	Class:	Nominal value:	2020	2019
			£	£
2,400	Ordinary	£1	2,400	2,400
5,000	Ordinary 'A'	£1	5,000	5,000
5,000	Ordinary 'B'	£1	2,875	5,000
3,070	Ordinary 'C'	£1	<u>3,070</u>	<u>3,070</u>
			<u>13,345</u>	<u>15,470</u>

Purchase of own shares

During the year, the company bought back 2125 Ordinary "B" shares for the consideration of £2,141,023 and stamp duty £10,710.

Notes to the Financial Statements - continued
for the year ended 30 September 2020

13. Reserves

	Retained earnings £	Share premium £	Revaluation reserve £
At 1 October 2019	10,587,342	505,731	515,356
Profit for the year	4,088,558	-	-
Dividends	(2,162,015)	-	-
Purchase of own shares	(2,151,733)	-	-
Transfer of depreciation	5,205	-	(5,205)
At 30 September 2020	10,367,357	505,731	510,151
	Capital redemption reserve £	Other reserves £	Totals £
At 1 October 2019	1,930	3,454,032	15,064,391
Profit for the year	-	-	4,088,558
Dividends	-	-	(2,162,015)
Purchase of own shares	2,125	-	(2,149,608)
At 30 September 2020	4,055	3,454,032	14,841,326

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).

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

The Report of the Auditors was unqualified.

Hassan Behect (Senior Statutory Auditor)
for and on behalf of Haines Watts

Notes to the Financial Statements - continued
for the year ended 30 September 2020

15. Related party disclosures

Secured debts (note 11) includes loans from the directors to the company amounting to £2,465,723 (2019: £706,769). Gross interest charged on the loans during the year amounts to £33,750 (2019: £32,250).

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.