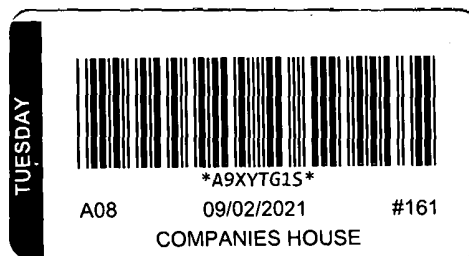


COMPANY REGISTRATION NUMBER: 03517790

**RIVERSIDE ASSOCIATES LIMITED**  
**FILLETED UNAUDITED FINANCIAL STATEMENTS**  
**31 MARCH 2020**



# RIVERSIDE ASSOCIATES LIMITED

## BALANCE SHEET

31 MARCH 2020

|  | Note | 2020<br>£        | 2019<br>£        |
|--|------|------------------|------------------|
| <b>FIXED ASSETS</b>  |      |                  |                  |
| Tangible assets  | 5    | 3,337,461        | 3,338,359        |
| Investments  | 6    | 4,472            | 4,472            |
|  |      | <u>3,341,933</u> | <u>3,342,831</u> |
| <b>CURRENT ASSETS</b>  |      |                  |                  |
| Debtors  | 7    | 1,427,199        | 309,893          |
| Cash at bank and in hand                                       |      | 4,441,356        | 3,462,847        |
|  |      | <u>5,868,555</u> | <u>3,772,740</u> |
| <b>CREDITORS: amounts falling due within one year</b>          | 8    | (947,271)        | (1,125,501)      |
| <b>NET CURRENT ASSETS</b>                                      |      | <u>4,921,284</u> | <u>2,647,239</u> |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>                   |      | <u>8,263,217</u> | <u>5,990,070</u> |
| <b>CREDITORS: amounts falling due after more than one year</b> | 9    | (493,625)        | (532,865)        |
| <b>PROVISIONS</b>  |      |                  |                  |
| Deferred taxation  |      | (173,377)        | (155,127)        |
| <b>NET ASSETS</b>  |      | <u>7,596,215</u> | <u>5,302,078</u> |
| <b>CAPITAL AND RESERVES</b>                                    |      |                  |                  |
| Called up share capital  |      | 100              | 100              |
| Profit and loss account  |      | 7,596,115        | 5,301,978        |
| <b>SHAREHOLDERS FUNDS</b>                                      |      | <u>7,596,215</u> | <u>5,302,078</u> |

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the profit and loss account has not been delivered.

For the year ending 31 March 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

The balance sheet  
continues on the following page.

The notes on pages 3 to 7 form part of these financial statements.

**RIVERSIDE ASSOCIATES LIMITED**

**BALANCE SHEET** *(continued)*

**31 MARCH 2020**

These financial statements were approved by the board of directors and authorised for issue on 28 January 2021, and are signed on behalf of the board by:



**MR D OESTREICHER**

Director

Company registration number: 03517790

The notes on pages 3 to 7 form part of these financial statements.

**RIVERSIDE ASSOCIATES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2020**

**1. GENERAL INFORMATION**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is New Burlington House, 1075 Finchley Road, London, NW11 0PU.

**2. STATEMENT OF COMPLIANCE**

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

**3. ACCOUNTING POLICIES**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**Going concern**

The outbreak of the Covid-19 in the first six months of 2020 has resulted in a downturn in the business operations. The pandemic has had a negative impact on the UK economy as a whole, including on the company's revenue and operations. Uncertainty surrounding Brexit and the associated potential financial costs may also have a negative impact. These risks are beyond the control of the company and represent uncertainty to the revenue and cash flow of the company for the foreseeable future.

Notwithstanding the uncertainty, the financial statements have been prepared in accordance with the accounting principles appropriate to a going concern, as the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due, based on the net current asset position of the company and available sources of finance.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Judgements made by the directors in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are as follows:

**(i) Property valuation**

The valuation of the company's investment property is inherently subjective, depending on many factors including the nature of the property, its location and expected future net rental values, market yields and comparable market transactions. Therefore, the valuation is subject to a degree of uncertainty and is made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult market or economic conditions.

**RIVERSIDE ASSOCIATES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2020**

**3. ACCOUNTING POLICIES** *(continued)*

**Judgements and key sources of estimation uncertainty** *(continued)*

(ii) Trade and other debtors

Management uses details of the age of trade and other debtors and the status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying value.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods supplied and services rendered, stated net of discounts and of Value Added Tax.

**Taxation**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

**Investment properties**

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

**Subsequent to initial recognition**

- Investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the profit and loss account in the period that they arise; and
- No depreciation is provided in respect of investment properties applying the fair value model.

This treatment, as regards the company's investment properties, may be a departure from the requirements of the Companies Act concerning depreciation of fixed assets. However, these properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the financial statements to give a true and fair view. Depreciation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

**RIVERSIDE ASSOCIATES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2020**

**3. ACCOUNTING POLICIES** *(continued)*

**Investment properties** *(continued)*

**Acquisitions and disposals of properties**

Acquisitions and disposals are considered to have taken place at the date of legal completion and are included in the financial statements accordingly.

**Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings                      -     20% reducing balance

No depreciation is provided in the accounts for Freehold Properties. This departure from the requirements of the Companies Act 2006, for all properties to be depreciated, is necessary, as the directors consider that this accounting policy results in the financial statements giving a true and fair view.

Low value items of furniture and fittings are written off in the year in which they are acquired.

**Investments**

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

**Financial instruments**

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

**4. EMPLOYEE NUMBERS**

The average number of persons employed by the company during the year amounted to 3 (2019: 6).

**RIVERSIDE ASSOCIATES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2020**

**5. TANGIBLE ASSETS**

|  | Freehold<br>property<br>£ | Fixtures and<br>fittings<br>£ | Total<br>£       |
|--|---------------------------|-------------------------------|------------------|
| <b>Fair value</b>                        |                           |                               |                  |
| <b>At 1 April 2019 and 31 March 2020</b> | <u>3,337,461</u>          | <u>12,791</u>                 | <u>3,350,252</u> |
| <b>Depreciation</b>                      |                           |                               |                  |
| At 1 April 2019                          | —                         | 11,893                        | <b>11,893</b>    |
| Charge for the year                      | —                         | 898                           | <b>898</b>       |
| <b>At 31 March 2020</b>                  | <u>—</u>                  | <u>12,791</u>                 | <u>12,791</u>    |
| <b>Carrying amount</b>                   |                           |                               |                  |
| <b>At 31 March 2020</b>                  | <u>3,337,461</u>          | <u>—</u>                      | <u>3,337,461</u> |
| At 31 March 2019                         | <u>3,337,461</u>          | <u>898</u>                    | <u>3,338,359</u> |

The historical cost of the properties is £2,060,662 (2019: £2,060,662).

Investment property fair value is determined by the Directors based on their understanding of property market conditions and the specific property concerned, using a sales valuation approach, derived from recent comparable transactions on the market, adjusted by applying discounts to reflect status of occupation and condition.

**6. INVESTMENTS**

|  | Shares in<br>group<br>undertakings<br>£ | Other<br>investments<br>other than<br>loans<br>£ | Total<br>£   |
|--|---|--|--------------|
| <b>Cost</b>                              |   |  |              |
| <b>At 1 April 2019 and 31 March 2020</b> | <u>1</u>                                | <u>4,471</u>                                     | <u>4,472</u> |
| <b>Impairment</b>                        |   |  |              |
| <b>At 1 April 2019 and 31 March 2020</b> | <u>—</u>                                | <u>—</u>   | <u>—</u>     |
| <b>Carrying amount</b>                   |   |  |              |
| <b>At 31 March 2020</b>                  | <u>1</u>                                | <u>4,471</u>                                     | <u>4,472</u> |
| At 31 March 2019                         | <u>1</u>                                | <u>4,471</u>                                     | <u>4,472</u> |

**7. DEBTORS**

|               | 2020<br>£        | 2019<br>£      |
|---------------|------------------|----------------|
| Trade debtors | —                | 10,587         |
| Other debtors | <u>1,427,199</u> | <u>299,306</u> |
|               | <u>1,427,199</u> | <u>309,893</u> |

**RIVERSIDE ASSOCIATES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2020**

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

|                                 | 2020           | 2019             |
|---------------------------------|----------------|------------------|
|                                 | £              | £                |
| Bank loans and overdrafts       | 32,500         | 38,189           |
| Corporation tax                 | —              | 54,076           |
| Social security and other taxes | 4,487          | 4,314            |
| Other creditors                 | 910,284        | 1,028,922        |
|                                 | <u>947,271</u> | <u>1,125,501</u> |

**9. CREDITORS: amounts falling due after more than one year**

|                           | 2020    | 2019    |
|---------------------------|---------|---------|
|                           | £       | £       |
| Bank loans and overdrafts | 493,625 | 532,865 |

Bank loans and overdrafts are secured by legal charges over the Company's investment properties.

**10. EVENTS AFTER THE END OF THE REPORTING PERIOD**

The Covid-19 pandemic is expected to severely affect the wider macro economy and the specific market the company operates in. It is possible that property valuations and rental income will both decline due to the pandemic and associated lockdown. The full financial effects cannot currently be quantified.

**11. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES**

At 31 March 2020, the directors owed £62,500 to the company which was fully repaid by 28 January 2021. The loan was subject to interest at 2.5%.

**12. RELATED PARTY TRANSACTIONS**

Mr D Oestreicher together with his wife own a controlling interest in the issued Share Capital of the Company.

Mr and Mrs D Oestreicher have provided personal guarantees limited to £100,000 in respect of the borrowings of the Company.

Included in debtors is £51,663 due from Coastsides Limited, £167,270 due from Moundfield Charities and £186,155 due from Rosside Limited, companies of which Mr Oestreicher is a director. These loans are interest free and repayable on demand.

Included creditors is £215,000 owed to Bala Investments Limited, £4,331 due to Ravensdown Limited and £685,953 due to Dovid Investments Limited, companies of which Mr D Oestreicher is a Director. These loans are interest free and repayable on demand.