

COMPANY REGISTRATION NUMBER: 04339100

**HOLLYMOOR PROPERTIES LIMITED**

**Filleted Unaudited Financial Statements**

**31 December 2018**



# HOLLYMOOR PROPERTIES LIMITED

## Balance Sheet

31 December 2018

	Note	2018 £	2017 £
<b>Fixed assets</b>			
Tangible assets	4	2,228,182	2,475,910
<b>Current assets</b>			
Debtors	5	171,028	165,469
Cash at bank and in hand		3,653	3,246
		<u>174,681</u>	<u>168,715</u>
<b>Creditors: amounts falling due within one year</b>	6	<u>(86,299)</u>	<u>(77,915)</u>
<b>Net current assets</b>		<u>88,382</u>	<u>90,800</u>
<b>Total assets less current liabilities</b>		<u>2,316,564</u>	<u>2,566,710</u>
<b>Creditors: amounts falling due after more than one year</b>	7	(861,000)	(861,000)
<b>Provisions for liabilities</b>			
Deferred tax	8	<u>(74,242)</u>	<u>(116,317)</u>
<b>Net assets</b>		<u>1,381,322</u>	<u>1,589,393</u>
<b>Capital and reserves</b>			
Called up share capital		2	2
Profit and loss account	10	<u>1,381,320</u>	<u>1,589,391</u>
<b>Shareholders funds</b>		<u>1,381,322</u>	<u>1,589,393</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 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 December 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's 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 director acknowledges his 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.

# **HOLLYMOOR PROPERTIES LIMITED**

## **Balance Sheet** *(continued)*

**31 December 2018**

These financial statements were approved by the board of directors and authorised for issue on 30/8/2019, and are signed on behalf of the board by:

Mr M Scharf  
Director



Company registration number: 04339100

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

# **HOLLYMOOR PROPERTIES LIMITED**

## **Notes to the Financial Statements**

**Year ended 31 December 2018**

### **1. General information**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 126 Castlewood Road, London, N15 6BE.

### **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.

#### **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.

#### **Judgements and key sources of estimation uncertainty**

In the application of the Company's accounting policies, the Directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

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

The Directors do not consider there are and critical judgements of sources of estimation uncertainty requiring disclosure beyond the accounting policies listed below.

#### **Turnover**

Turnover represents rents receivable and charges recoverable from the tenants of the company's properties credit for which is taken when the charge is made to the tenants.

#### **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.

# **HOLLYMOOR PROPERTIES LIMITED**

## **Notes to the Financial Statements *(continued)***

**Year ended 31 December 2018**

### **3. Accounting policies *(continued)***

#### **Taxation *(continued)***

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 included in the balance sheet at their fair value. 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.

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

#### **Tangible assets**

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

#### **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 & Fittings                      -     25% reducing balance

No depreciation is provided in respect of freehold or long leasehold investment properties.

#### **Impairment of fixed assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

# HOLLYMOOR PROPERTIES LIMITED

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2018

### 3. Accounting policies *(continued)*

#### **Impairment of fixed assets *(continued)***

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

#### **Provisions**

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the balance sheet and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

#### **Financial instruments**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

#### **Basic financial instruments**

##### **Trade and other debtors**

Trade and other debtors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate for a similar debt instrument.

##### **Trade and other creditors**

Trade and other creditors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate for a similar debt instrument.

# HOLLYMOOR PROPERTIES LIMITED

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2018

### 4. Tangible assets

	Investment properties £	Fixtures and fittings £	Total £
<b>Fair value</b>			
At 1 January 2018	2,475,000	26,487	<b>2,501,487</b>
Revaluations	(247,500)	–	<b>(247,500)</b>
<b>At 31 December 2018</b>	<b><u>2,227,500</u></b>	<b><u>26,487</u></b>	<b><u>2,253,987</u></b>
<b>Depreciation</b>			
At 1 January 2018	–	25,577	<b>25,577</b>
Charge for the year	–	228	<b>228</b>
<b>At 31 December 2018</b>	<b><u>–</u></b>	<b><u>25,805</u></b>	<b><u>25,805</u></b>
<b>Carrying amount</b>			
<b>At 31 December 2018</b>	<b><u>2,227,500</u></b>	<b><u>682</u></b>	<b><u>2,228,182</u></b>
At 31 December 2017	<u>2,475,000</u>	<u>910</u>	<u>2,475,910</u>

The Company's investment properties were valued by the Director as at 31 December 2017 based on their understanding of the property market conditions and the specific properties concerned, using a sales valuation approach, derived from recent comparable transactions on the market, adjusted by applying discounts to reflect the status of occupation and condition.

The historical cost of the Investment Properties totals £1,196,358

### 5. Debtors

	2018 £	2017 £
Other debtors	<b><u>171,028</u></b>	<b><u>165,469</u></b>

Other debtors include loan balances aggregating £166,668 (2017: £Nil) which are interest free and repayable on demand and relate to companies which have connections with this company, either through its board or through its shareholders.

### 6. Creditors: amounts falling due within one year

	2018 £	2017 £
Trade creditors	<b>9,279</b>	2,750
Corporation tax	–	2,104
Loan Creditors	<b>65,000</b>	65,000
Other creditors	<b><u>12,020</u></b>	<b><u>8,061</u></b>
	<b><u>86,299</u></b>	<b><u>77,915</u></b>

# HOLLYMOOR PROPERTIES LIMITED

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2018

### 7. Creditors: amounts falling due after more than one year

	2018	2017
	£	£
Bank loans and overdrafts	<u>861,000</u>	<u>861,000</u>

Bank loans totalling £861,000 (2016: £861,000) are repayable between 2027 and 2030. The interest rate of 1.45% is effective from the 3rd April 2009. The loans are secured over the investment properties of the company.

### 8. Provisions for liabilities

	Deferred tax (note 9)
	£
At 1 January 2018	116,317
Transfers	<u>(42,075)</u>
At 31 December 2018	<u>74,242</u>

### 9. Deferred tax

The deferred tax included in the balance sheet is as follows:

	2018	2017
	£	£
Included in provisions for liabilities (note 8)	<u>74,242</u>	<u>116,317</u>

The deferred tax account consists of the tax effect of timing differences in respect of:

	2018	2017
	£	£
Revaluation of tangible assets	<u>(42,075)</u>	<u>(17,693)</u>

### 10. Capital and reserves

Called-up share capital represents the nominal value of shares that have been issued.

Profit and loss account includes all current and prior period retained profits and losses.

### 11. Related party transactions

Other debtors include £156,598 due from a Company of which the Director of this Company are also a Director. The loan is interest-free and effectively repayable on demand.