
LATITUDE PROPERTIES LIMITED

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 MARCH 2018

LATITUDE PROPERTIES LIMITED
REGISTERED NUMBER: 04353319

BALANCE SHEET
AS AT 31 MARCH 2018

	Note	2018 £	2017 £
Fixed assets			
Investments	4	55,051	55,051
Investment property	5	21,250,000	18,532,356
		<u>21,305,051</u>	<u>18,587,407</u>
Current assets			
Debtors: amounts falling due within one year	6	5,154,089	1,319,358
Cash at bank and in hand	7	487,184	574,223
		<u>5,641,273</u>	<u>1,893,581</u>
Creditors: amounts falling due within one year	8	(4,432,363)	(4,925,552)
Net current assets/(liabilities)		<u>1,208,910</u>	<u>(3,031,971)</u>
Total assets less current liabilities		<u>22,513,961</u>	<u>15,555,436</u>
Creditors: amounts falling due after more than one year	9	(12,200,000)	(7,973,160)
Provisions for liabilities			
Deferred tax		(1,434,278)	-
		<u>(1,434,278)</u>	<u>-</u>
Net assets		<u><u>8,879,683</u></u>	<u><u>7,582,276</u></u>
Capital and reserves			
Called up share capital		1,000	1,000
Other reserves		7,002,653	6,327,769
Profit and loss account		1,876,030	1,253,507
		<u><u>8,879,683</u></u>	<u><u>7,582,276</u></u>

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2018

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

R S Beecham
Director

Date: 18 December 2018

The notes on pages 3 to 10 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

1. General information

Latitude Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is Clearwater House, 21 Nottingham Place, London, W1U 5LH.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Exemption from preparing consolidated financial statements

The Company, and the Group headed by it, qualify as small as set out in section 383 of the Companies Act 2006 and the parent and Group are considered eligible for the exemption to prepare consolidated accounts.

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Sale of goods

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the Company has transferred the significant risks and rewards of ownership to the buyer;
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018

2. Accounting policies (continued)

2.4 Interest income

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

2.5 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.6 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

2.7 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive Income.

2.8 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018

2. Accounting policies (continued)

2.9 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.10 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.11 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.12 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of Comprehensive Income in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.

3. Employees

The average monthly number of employees, including directors, during the year was 2 (2017 - 2).

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018

4. Fixed asset investments

	Investments in subsidiary companies £
Cost or valuation	
At 1 April 2017	55,051
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At 31 March 2018	55,051
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Net book value	
At 31 March 2018	55,051
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At 31 March 2017	55,051
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LATITUDE PROPERTIES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

5. Investment property

	Freehold investment property £
Valuation	
At 1 April 2017	18,532,356
Additions at cost	608,482
Surplus on revaluation	2,109,162
At 31 March 2018	<u>21,250,000</u>

The 2018 valuations were made by Colliers International, on an open market value for existing use basis.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2018 £	2017 £
Historic cost	12,813,070	12,204,587
	<u>12,813,070</u>	<u>12,204,587</u>

6. Debtors

	2018 £	2017 £
Trade debtors	48,898	21,629
Amounts owed by group undertakings	4,374,778	915,756
Amounts owed by related undertakings	438,349	318,727
Other debtors	30,377	23,115
Prepayments and accrued income	261,687	40,131
	<u>5,154,089</u>	<u>1,319,358</u>

LATITUDE PROPERTIES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

7. Cash and cash equivalents

	2018 £	2017 £
Cash at bank and in hand	487,184	574,223
	<u>487,184</u>	<u>574,223</u>

8. Creditors: Amounts falling due within one year

	2018 £	2017 £
Trade creditors	66,602	39,166
Amounts owed to group undertakings	-	209,723
Amounts owed to related undertakings	242,766	-
Corporation tax	158,146	37,253
Other taxation and social security	-	390
Other creditors	3,617,518	4,204,739
Accruals and deferred income	347,331	434,281
	<u>4,432,363</u>	<u>4,925,552</u>

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

	2018 £	2017 £
Bank loans	12,200,000	7,973,160
	<u>12,200,000</u>	<u>7,973,160</u>

Bank loans of £12,200,000 are secured by way of a legal charge over the investment properties and the rents derived from those properties.

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

10. Loans

Analysis of the maturity of loans is given below:

	2018 £	2017 £
Amounts falling due 1-2 years		
Bank loans	-	7,973,160
	<u>-</u>	<u>7,973,160</u>
Amounts falling due 2-5 years		
Bank loans	12,200,000	-
	<u>12,200,000</u>	<u>-</u>
	<u>12,200,000</u>	<u>7,973,160</u>

11. Deferred taxation

	2018 £
Charged to profit or loss	(1,434,278)
At end of year	<u>(1,434,278)</u>

The deferred taxation balance is made up as follows:

	2018 £	2017 £
Revaluation surplus	(1,434,278)	-
	<u>(1,434,278)</u>	<u>-</u>

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NOTES TO THE FINANCIAL STATEMENTS
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12. Share capital

	2018	2017
	£	£
Allotted, called up and fully paid		
1,000 (2017 - 1,000) Ordinary shares of £1.00 each	<u>1,000</u>	<u>1,000</u>

13. Related party transactions

Other creditors includes £3,557,418 (2017: £4,202,887) due to a director of the Company.

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