

Company Registration No. 04488545 (England and Wales)

FARTHINGS INVESTMENTS LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018
PAGES FOR FILING WITH REGISTRAR

FARTHING'S INVESTMENTS LIMITED

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FARTHING'S INVESTMENTS LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2018

		2018		2017	
	Notes	£	£	£	£
Fixed assets					
Investment properties	3		1,180,000		950,000
Investments	4		100,000		-
			<u>1,280,000</u>		<u>950,000</u>
Current assets					
Debtors	5	462,732		41,906	
Cash at bank and in hand		19,202		7,842	
		<u>481,934</u>		<u>49,748</u>	
Creditors: amounts falling due within one year	6	(792,764)		(18,360)	
Net current (liabilities)/assets			<u>(310,830)</u>		<u>31,388</u>
Total assets less current liabilities			<u>969,170</u>		<u>981,388</u>
Creditors: amounts falling due after more than one year	7		-		(220,000)
Provisions for liabilities			<u>(60,195)</u>		<u>-</u>
Net assets			<u><u>908,975</u></u>		<u><u>761,388</u></u>
Capital and reserves					
Called up share capital	8		100		100
Profit and loss reserves			908,875		761,288
Total equity			<u><u>908,975</u></u>		<u><u>761,388</u></u>

The directors of the company have elected not to include a copy of the income statement within the financial statements.

For the financial year ended 31 December 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

FARTHING'S INVESTMENTS LIMITED

STATEMENT OF FINANCIAL POSITION (CONTINUED)

AS AT 31 DECEMBER 2018

The financial statements were approved by the board of directors and authorised for issue on 24 September 2019 and are signed on its behalf by:

Peter Tran
Director

Company Registration No. 04488545

FARTHING'S INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2018

1 Accounting policies

Company information

Farthings Investments Limited is a private company limited by shares incorporated in England and Wales. The registered office is 1 Bickenhall Mansions, Bickenhall Street, London, W1U 6BP.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Turnover

Turnover represents the value of rents receivable (net of any incentives) during the accounting period.

1.3 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in income statement.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

The director determines the fair value basing it on the valuation reports provided by the company's lenders. These valuations are performed in accordance with the appraisal and valuation standards of the Royal Institution of Chartered Surveyors (RICS). As mentioned above any changes in fair value are included in the income statement.

1.4 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

FARTHING'S INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

1 Accounting policies

(Continued)

1.5 Cash at bank and in hand

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

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 company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

FARTHING'S INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

1 Accounting policies

(Continued)

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and 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. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 2 (2017 - 2).

3 Investment property

	2018 £
Fair value	
At 1 January 2018	950,000
Revaluation	230,000
	<hr/>
At 31 December 2018	1,180,000
	<hr/>

4 Fixed asset investments

	2018 £	2017 £
Investments	100,000	-
	<hr/>	<hr/>

FARTHING'S INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

4 Fixed asset investments (Continued)

Movements in fixed asset investments

Shares in group
undertakings
and
participating
interests
£

Cost or valuation

At 1 January 2018

-

Additions

100,000

At 31 December 2018

100,000

Carrying amount

At 31 December 2018

100,000

At 31 December 2017

-

5 Debtors

2018

2017

Amounts falling due within one year:

£

£

Other debtors

441,574

41,906

2018

2017

Amounts falling due after more than one year:

£

£

Corporation tax recoverable

21,158

-

Total debtors

462,732

41,906

6 Creditors: amounts falling due within one year

2018

2017

£

£

Bank loans

-

8,000

Corporation tax

21,158

2,800

Other creditors

771,606

7,560

792,764

18,360

Included in other creditors is a commercial loan totalling £767,000 which is secured by way of fixed and floating charge against the assets of the company. The directors have provided personal guarantees totalling £200,000.

FARTHING'S INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

7 Creditors: amounts falling due after more than one year

	2018 £	2017 £
Bank loans and overdrafts	-	220,000
	<u> </u>	<u> </u>

8 Called up share capital

	2018 £	2017 £
Ordinary share capital		
Issued and fully paid		
100 Ordinary shares of £1 each	100	100
	<u> </u>	<u> </u>

9 Related party transactions

Mr P Tran paid for transactions on behalf of the company totalling £23,619 (2017: £59,848) and borrowed £88,721 from the company (2017: lent to the company £52,471). At the balance sheet date, the amount owed by Mr Tran was £65,102 (2017: £Nil) and this is included in other debtors.

In addition, the company loaned Gwynne Gardens Limited £318,306 (2017: £41,906) a company in which Mr Tran is a director and shareholder. At the balance sheet date, the amount owed by Gwynne Gardens Limited was £360,212 (2017: £41,906) and this is included in other debtors.

10 Parent company

The immediate parent and ultimate parent company is Farm Vista Limited and the registered address is 1 Bickenhall Mansions, Bickenhall Street, London W1U 6BP.

11 Directors' transactions

Description	% Rate	Opening balance £	Amounts advanced £	Closing balance £
Peter Tran -	-	-	65,102	65,102
		<u> </u>	<u> </u>	<u> </u>
		-	65,102	65,102
		<u> </u>	<u> </u>	<u> </u>

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.