

COMPANY REGISTRATION NUMBER: 5283711

**Urban&Civic Miscellaneous Properties Limited formerly
Terrace Hill (Miscellaneous Properties) Limited**

Financial Statements

30 September 2016

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**Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill
(Miscellaneous Properties) Limited**

Financial Statements

Year ended 30 September 2016

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**Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill
(Miscellaneous Properties) Limited**

Officers and Professional Advisers

| | |
|-------------------------------|---|
| The board of directors | P A J Leech D Wood |
| Company secretary | Urban&Civic (Secretaries) Limited |
| Registered office | 50 New Bond Street London W1S 1BJ |
| Auditor | BDO LLP 55 Baker Street London W1U 7EU |

Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill (Miscellaneous Properties) Limited

Directors' Report

Year ended 30 September 2016

The directors present their report and the financial statements of the company for the year ended 30 September 2016.

Directors

The directors who served the company during the year were as follows:

| | |
|-------------|-------------------------|
| P A J Leech | |
| D Wood | (Appointed 1 July 2016) |
| J M Austen | (Resigned 1 July 2016) |

On 23 November 2015 the company changed its name to Urban&Civic (Miscellaneous Properties) Limited.

Directors' responsibilities statement

The directors are responsible for preparing the directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

The auditor is deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006.

**Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill
(Miscellaneous Properties) Limited**

Directors' Report *(continued)*

Year ended 30 September 2016

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 3 March 2017 and signed on behalf of the board by:



Urban&Civic (Secretaries) Limited
Company Secretary

Registered office:
50 New Bond Street
London
W1S 1BJ

Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill (Miscellaneous Properties) Limited

Independent Auditor's Report to the Shareholders of Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill (Miscellaneous Properties) Limited

Year ended 30 September 2016

We have audited the financial statements of Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill (Miscellaneous Properties) Limited for the year ended 30 September 2016 which comprise the statement of income and retained earnings, statement of financial position and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's shareholders, as a body, in accordance with chapter 3 of part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's shareholders those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's shareholders as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Financial Reporting Council's (FRC's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 September 2016 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements.

**Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill
(Miscellaneous Properties) Limited**

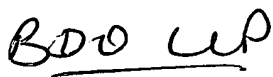
**Independent Auditor's Report to the Shareholders of Urban&Civic
Miscellaneous Properties Limited formerly Terrace Hill (Miscellaneous
Properties) Limited (continued)**

Year ended 30 September 2016

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; and
- the directors were not entitled to take advantage of the small companies exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.



Christopher Wingrave (Senior Statutory Auditor)

For and on behalf of
BDO LLP
Statutory auditor
55 Baker Street
London
W1U 7EU

3 March 2017

**Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill
(Miscellaneous Properties) Limited**

Statement of Income and Retained Earnings

Year ended 30 September 2016

| | Note | 2016 | 2015 |
|---|-------------|------------------------------|-----------------------------|
| | | £ | £ |
| Turnover | 3 | 175 | 224 |
| Gross profit | | <u>175</u> | <u>224</u> |
| Administrative expenses | | <u>(1,193)</u> | <u>(523)</u> |
| Operating loss | | <u>(1,018)</u> | <u>(299)</u> |
| Loss on ordinary activities before taxation | | <u>(1,018)</u> | <u>(299)</u> |
| Tax on loss on ordinary activities | 4 | <u>—</u> | <u>—</u> |
| Loss for the financial year and total comprehensive income | | <u><u>(1,018)</u></u> | <u><u>(299)</u></u> |
| Retained earnings at the start of the year | | <u>68,902</u> | <u>69,201</u> |
| Retained earnings at the end of the year | | <u><u>67,884</u></u> | <u><u>68,902</u></u> |

All the activities of the company are from continuing operations.

The notes on pages 8 to 11 form part of these financial statements.

**Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill
(Miscellaneous Properties) Limited**

Statement of Financial Position

30 September 2016

| | Note | 2016 £ | 2015 £ |
|--|------|---------------|---------------|
| Current assets | | | |
| Stocks | 5 | 20,250 | 20,250 |
| Debtors | 6 | 47,635 | 48,653 |
| | | <u>67,885</u> | <u>68,903</u> |
| Net current assets | | <u>67,885</u> | <u>68,903</u> |
| Total assets less current liabilities | | <u>67,885</u> | <u>68,903</u> |
| Capital and reserves | | | |
| Called up share capital | 7 | 1 | 1 |
| Profit and loss account | 8 | 67,884 | 68,902 |
| Shareholders funds | | <u>67,885</u> | <u>68,903</u> |

These financial statements were approved by the board of directors and authorised for issue on 3 March 2017, and are signed on behalf of the board by:



D Wood
Director

Company registration number: 5283711

The notes on pages 8 to 11 form part of these financial statements.

Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill (Miscellaneous Properties) Limited

Notes to the Financial Statements

Year ended 30 September 2016

1. Statement of compliance

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

Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill (Miscellaneous Properties) Limited is a company incorporated in England and Wales under the Companies Act. The address of the registered office is given on page 1 and the principal activity of the company is property development.

2. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis.

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

Transition to FRS 102

The entity transitioned from previous UK GAAP to FRS 102 as at 1 October 2014. Details of how FRS 102 has affected the reported financial position and financial performance are given in note 11.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. Its financial statements are consolidated into the financial statements of Urban&Civic plc. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

- (a) No cash flow statement has been presented for the company.
- (b) Disclosures in respect of financial instruments have not been presented.
- (c) Related party transactions with wholly owned members of the Urban&Civic group have not been disclosed.

Revenue recognition

Turnover represents sales from stock, rental income and service charges receivable, excluding Value Added Tax and arises solely within the United Kingdom.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stock to its present location and condition.

Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill (Miscellaneous Properties) Limited

Notes to the Financial Statements *(continued)*

Year ended 30 September 2016

2. Accounting policies *(continued)*

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Trade and other debtors

Trade and other debtors are initially recognised at fair value and subsequently at amortised cost or their recoverable amount. Impairment provisions are recognised when there is objective evidence (such as significant financial difficulties on the part of the counterparty or default or significant delay in payment) that the Company will be unable to collect all of the amounts due under the terms receivable. The amount of such a provision is the difference between the net carrying amount and the present value of the future expected cash flows associated with the impaired receivable. For trade debtors, which are reported net, such provisions are recorded in a separate allowance account with the loss being recognised within administrative expenses. On confirmation that the trade debtor will not be collectable the gross carrying value of the asset is written off against the associated provision.

Financial liabilities

Financial liabilities including trade creditors, other creditors, accruals and amounts due to Group undertakings are originally recorded at fair value and subsequently stated at amortised cost under the effective interest method.

3. Turnover

Turnover arises from:

| | 2016 | 2015 |
|------|------------|------------|
| | £ | £ |
| Rent | <u>175</u> | <u>224</u> |

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill (Miscellaneous Properties) Limited

Notes to the Financial Statements *(continued)*

Year ended 30 September 2016

4. Tax on loss on ordinary activities

Reconciliation of tax income

The tax assessed on the loss on ordinary activities for the year is higher than (2015: higher than) the standard rate of corporation tax in the UK of 20% (2015: 20%).

| | 2016 | 2015 |
|---|----------------|--------------|
| | £ | £ |
| Loss on ordinary activities before taxation | <u>(1,018)</u> | <u>(299)</u> |
| Loss on ordinary activities by rate of tax | (204) | (60) |
| Expenses not deductible for tax purposes | 239 | — |
| Group relief | <u>(35)</u> | <u>60</u> |
| Tax on loss on ordinary activities | <u>—</u> | <u>—</u> |

5. Stocks

| | 2016 | 2015 |
|------------------|---------------|---------------|
| | £ | £ |
| Work in progress | <u>20,250</u> | <u>20,250</u> |

6. Debtors

| | 2016 | 2015 |
|------------------------------------|---------------|---------------|
| | £ | £ |
| Amounts owed by group undertakings | 47,635 | 47,110 |
| Prepayments and accrued income | — | 1,443 |
| Other debtors | — | 100 |
| | <u>47,635</u> | <u>48,653</u> |

7. Called up share capital

Issued, called up and fully paid

| | 2016 | | 2015 | |
|----------------------------|----------|----------|----------|----------|
| | No. | £ | No. | £ |
| Ordinary shares of £1 each | <u>1</u> | <u>1</u> | <u>1</u> | <u>1</u> |

8. Reserves

Profit and loss account - This reserve records retained earnings and accumulated losses.

9. Related party transactions

The company has taken advantage of the exemption allowed by FRS 102 Section 33, 'Related Party Disclosures', not to disclose any transactions with entities that are included in the consolidated financial statements of Urban&Civic Plc and are 100% owned.

Urban&Civic Miscellaneous Properties Limited formerly Terrace Hill (Miscellaneous Properties) Limited

Notes to the Financial Statements *(continued)*

Year ended 30 September 2016

10. Controlling party

The immediate parent company is Urban&Civic Property Investments No. 4 Limited, a company registered in England and Wales. The ultimate parent company is Urban&Civic Plc which is registered in Scotland.

Copies of the consolidated financial statements of Urban&Civic Plc are available from the company's registered office.

11. Transition to FRS 102

These are the first financial statements that comply with FRS 102. The company transitioned to FRS 102 on 1 October 2014 and the effects of this are summarised below.

No transitional adjustments were required in equity or profit or loss for the year.