

COMPANY REGISTRATION NUMBER: 05660654

Centro Residential Sales and Lettings Limited
Filleted Unaudited Financial Statements
31st March 2017

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COMPANIES HOUSE

BROOKS & CO.
Chartered Accountants
Mid-Day Court
20-24 Brighton Road
Sutton
Surrey
SM2 5BN

Centro Residential Sales and Lettings Limited

Financial Statements

Year ended 31st March 2017

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Centro Residential Sales and Lettings Limited

Chartered Accountant's Report to the Board of Directors on the Preparation of the Unaudited Statutory Financial Statements of Centro Residential Sales and Lettings Limited

Year ended 31st March 2017

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Centro Residential Sales and Lettings Limited for the year ended 31st March 2017, which comprise the statement of financial position and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at www.icaew.com/en/membership/regulations-standards-and-guidance.

Our work has been undertaken in accordance with ICAEW Technical Release 07/16 AAF as detailed at www.icaew.com/compilation.

BROOKS & CO.
Chartered Accountants

Mid-Day Court
20-24 Brighton Road
Sutton
Surrey
SM2 5BN

6th October 2017

Centro Residential Sales and Lettings Limited

Statement of Financial Position

31st March 2017

	Note	2017 £	2016 £
Fixed assets			
Intangible assets	5	119,250	132,750
Tangible assets	6	3,021	3,622
		<u>122,271</u>	<u>136,372</u>
Current assets			
Debtors	7	132,735	209,262
Cash at bank and in hand		2,091	32
		<u>134,826</u>	<u>209,294</u>
Creditors: Amounts falling due within one year	8	<u>420,992</u>	<u>455,081</u>
Net current liabilities		<u>286,166</u>	<u>245,787</u>
Total assets less current liabilities		<u>(163,895)</u>	<u>(109,415)</u>
Net liabilities		<u>(163,895)</u>	<u>(109,415)</u>
Capital and reserves			
Called up share capital		800,890	800,890
Profit and loss account		(964,785)	(910,305)
Members deficit		<u>(163,895)</u>	<u>(109,415)</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 statement of income and retained earnings has not been delivered.

For the year ending 31st March 2017 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 statement of financial position
continues on the following page.

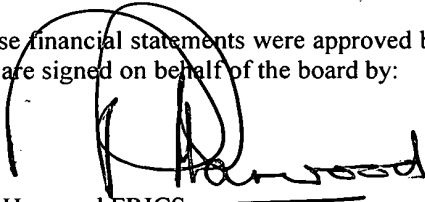
The notes on pages 4 to 8 form part of these financial statements.

Centro Residential Sales and Lettings Limited

Statement of Financial Position *(continued)*

31st March 2017

These financial statements were approved by the board of directors and authorised for issue on 6th October 2017, and are signed on behalf of the board by:

A handwritten signature in black ink, appearing to read 'R P Harwood', is written over a horizontal line.

R P Harwood FRICS
Director

Company registration number: 05660654

The notes on pages 4 to 8 form part of these financial statements.

Centro Residential Sales and Lettings Limited

Notes to the Financial Statements

Year ended 31st March 2017

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is Mid-Day Court, 30 Brighton Road, Sutton, Surrey, SM2 5BN.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102 Section 1A, '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 a going concern basis, which assumes that the company will continue to receive financial support from the directors. Having considered all the information available, the directors have reasonable expectation that the company will have adequate financial support for at least one year from the date of approval of the financial statements.

Transition to FRS 102

The entity transitioned from previous UK GAAP to FRS 102 as at 1st April 2015. Details of how FRS 102 has affected the reported financial position and financial performance is given in note 11.

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.

Revenue recognition

The turnover shown in the profit and loss account represents amounts receivable during the period, exclusive of Value Added Tax. Revenue is recognised upon completion of sales and lettings agreements.

Income tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax, with the following exception: deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at

Goodwill

Goodwill arises on business acquisitions and represents the excess of the cost of the acquisition over the company's interest in the net amount of the identifiable assets, liabilities and contingent liabilities of the acquired business.

Centro Residential Sales and Lettings Limited

Notes to the Financial Statements *(continued)*

Year ended 31st March 2017

3. Accounting policies *(continued)*

Goodwill *(continued)*

Goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. It is amortised on a straight-line basis over its useful life. Where a reliable estimate of the useful life of goodwill or intangible assets cannot be made, the life is presumed not to exceed five years.

Amortisation

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

Goodwill	-	Over useful economic life
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If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

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.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

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:

Computer & Software	-	25% straight line
Fixtures & Fittings	-	20% straight line
Furniture & Fixtures	-	20% straight line
Motor Vehicles	-	Depreciate to market value annually
Office Equipment	-	25% straight line

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.

Centro Residential Sales and Lettings Limited

Notes to the Financial Statements *(continued)*

Year ended 31st March 2017

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.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

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.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as a finance cost in profit or loss in the period in which it arises.

4. Employee numbers

The average number of persons employed by the company during the year amounted to 6 (2016: 6).

5. Intangible assets

	Goodwill £
Cost	
At 1st April 2016 and 31st March 2017	<u>270,000</u>
Amortisation	
At 1st April 2016	137,250
Charge for the year	13,500
At 31st March 2017	<u>150,750</u>
Carrying amount	
At 31st March 2017	<u>119,250</u>
At 31st March 2016	<u>132,750</u>

Centro Residential Sales and Lettings Limited

Notes to the Financial Statements *(continued)*

Year ended 31st March 2017

6. Tangible assets

	Computer and Software £	Furniture and fixtures £	Fixtures and fittings £	Motor vehicles £	Equipment £	Total £
Cost						
At 1 Apr 2016 and 31 Mar 2017	<u>59,570</u>	<u>95,500</u>	<u>25,560</u>	<u>30,753</u>	<u>21,501</u>	<u>232,884</u>
Depreciation						
At 1 Apr 2016	59,570	95,500	25,560	27,174	21,458	229,262
Charge for the year	—	—	—	579	22	601
At 31 Mar 2017	<u>59,570</u>	<u>95,500</u>	<u>25,560</u>	<u>27,753</u>	<u>21,480</u>	<u>229,863</u>
Carrying amount						
At 31 Mar 2017	<u>—</u>	<u>—</u>	<u>—</u>	<u>3,000</u>	<u>21</u>	<u>3,021</u>
At 31 Mar 2016	<u>—</u>	<u>—</u>	<u>—</u>	<u>3,579</u>	<u>43</u>	<u>3,622</u>

7. Debtors

	2017 £	2016 £
Trade debtors	12,312	13,665
Amounts owed by group undertakings and undertakings in which the company has a participating interest	108,542	183,614
Other debtors	11,881	11,983
	<u>132,735</u>	<u>209,262</u>

8. Creditors: Amounts falling due within one year

	2017 £	2016 £
Bank loans and overdrafts	—	8,907
Trade creditors	53,456	4,502
Social security and other taxes	11,736	8,668
Amounts due to related parties	52,650	—
Other creditors	303,150	433,004
	<u>420,992</u>	<u>455,081</u>

9. Directors' advances, credits and guarantees

The company was under the control of R P Harwood throughout the current and previous year. R P Harwood is the managing director and majority shareholder.

Rent of £45,783 (2016-£45,725) was payable to Core Property representing the property interests of the directors, R P Harwood and D E Harwood. Included in Creditors is an amount of £299,889 (2016-£429,392) owed to the Directors R P Harwood and D E Harwood.

Centro Residential Sales and Lettings Limited

Notes to the Financial Statements *(continued)*

Year ended 31st March 2017

10. Related party transactions

Included in the Debtors note are amounts due from Centro Group Ltd, Centro Services Ltd and Centro Commercial Ltd of £108,542 (2016-£183,614). Included in the Creditors note is the amount due to Centro Plc of £52,650 (2016-included in Debtors). These companies are under the control of the Directors, R P Harwood & D E Harwood.

11. Transition to FRS 102

These are the first financial statements that comply with FRS 102. The company transitioned to FRS 102 on 1st April 2015.

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