

Company Registration No. 05690214 (England and Wales)

**A H V SCHAPIRA LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**  
**PAGES FOR FILING WITH REGISTRAR**

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# A H V SCHAPIRA LIMITED

## COMPANY INFORMATION

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|                          |   |
|--------------------------|---|
| <b>Director</b>          | A H V Schapira  |
| <b>Secretary</b>         | Mrs L Schapira  |
| <b>Company number</b>    | 05690214  |
| <b>Registered office</b> | Summit House<br>170 Finchley Road<br>London<br>NW3 6BP                        |
| <b>Accountants</b>       | Fisher Phillips LLP<br>Summit House<br>170 Finchley Road<br>London<br>NW3 6BP |

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# A H V SCHAPIRA LIMITED

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# A H V SCHAPIRA LIMITED

## BALANCE SHEET

AS AT 31 DECEMBER 2016

|   | Notes | 2016<br>£               | £ | 2015<br>£               | £ |
|---|-------|-------------------------|---|-------------------------|---|
| <b>Fixed assets</b>                                   |       |                         |   |                         |   |
| Investment properties                                 | 3     | 2,280,487               |   | 1,822,568               |   |
| Investments   | 4     | 977,795                 |   | 785,125                 |   |
|   |       | <u>3,258,282</u>        |   | <u>2,607,693</u>        |   |
| <b>Current assets</b>                                 |       |                         |   |                         |   |
| Debtors   | 5     | 286,064                 |   | 432,592                 |   |
| Cash at bank and in hand                              |       | 2,786,045               |   | 2,510,276               |   |
|   |       | <u>3,072,109</u>        |   | <u>2,942,868</u>        |   |
| <b>Creditors: amounts falling due within one year</b> | 6     | <u>(591,515)</u>        |   | <u>(613,230)</u>        |   |
| <b>Net current assets</b>                             |       | <u>2,480,594</u>        |   | <u>2,329,638</u>        |   |
| <b>Total assets less current liabilities</b>          |       | <u>5,738,876</u>        |   | <u>4,937,331</u>        |   |
| <b>Provisions for liabilities</b>                     |       | <u>(17,693)</u>         |   | <u>(10,043)</u>         |   |
| <b>Net assets</b>                                     |       | <u><u>5,721,183</u></u> |   | <u><u>4,927,288</u></u> |   |
| <b>Capital and reserves</b>                           |       |                         |   |                         |   |
| Called up share capital                               | 8     | 100                     |   | 100                     |   |
| Profit and loss reserves                              |       | 5,721,083               |   | 4,927,188               |   |
| <b>Total equity</b>                                   |       | <u><u>5,721,183</u></u> |   | <u><u>4,927,288</u></u> |   |

The director of the company have elected not to include a copy of the profit and loss account within the financial statements.

# **A H V SCHAPIRA LIMITED**

## **BALANCE SHEET (CONTINUED)**

**AS AT 31 DECEMBER 2016**

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For the financial year ended 31 December 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

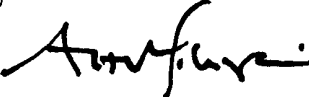
The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The members have 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.

The financial statements were approved and signed by the director and authorised for issue on 30 May 2017

A H V Schapira  
Director

AHNSP  


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**Company Registration No. 05690214**

# A H V SCHAPIRA LIMITED

## STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2016

|  | Notes | Share capital<br>£ | Profit and loss<br>reserves<br>£ | Total<br>£ |
|--|-------|--------------------|----------------------------------|------------|
| <b>Balance at 1 January 2015</b>                   |       | 100                | 4,110,027                        | 4,110,127  |
| Effect of transition to FRS 102                    |       | -                  | (5,598)                          | (5,598)    |
| <b>As restated</b>                                 |       | 100                | 4,104,429                        | 4,104,529  |
| <b>Year ended 31 December 2015:</b>                |       |                    |                                  |            |
| Profit and total comprehensive income for the year |       | -                  | 822,759                          | 822,759    |
| <b>Balance at 31 December 2015</b>                 |       | 100                | 4,927,188                        | 4,927,288  |
| <b>Year ended 31 December 2016:</b>                |       |                    |                                  |            |
| Profit and total comprehensive income for the year |       | -                  | 813,895                          | 813,895    |
| Dividends  |       | -                  | (20,000)                         | (20,000)   |
| <b>Balance at 31 December 2016</b>                 |       | 100                | 5,721,083                        | 5,721,183  |

# A H V SCHAPIRA LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

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### 1 Accounting policies

#### Company information

A H V Schapira Limited is a private company limited by shares incorporated in England and Wales. The registered office is Summit House, 170 Finchley Road, London, NW3 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.

These financial statements for the year ended 31 December 2016 are the first financial statements of A H V Schapira Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 January 2015. An explanation of how transition to FRS 102 has affected the reported financial position and financial performance is given in note 11.

#### 1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that are recoverable.

#### 1.3 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as the reporting end date. The surplus or deficit on revaluation is recognised in the profit and loss account.

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

#### 1.4 Cash and cash equivalents

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.

# A H V SCHAPIRA LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

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### 1 Accounting policies

(Continued)

#### 1.5 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 balance sheet 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.

##### **Other financial assets**

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publically traded and whose fair values cannot be measured reliably are measured at cost less impairment.

##### **Impairment of financial assets**

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

##### **Derecognition of financial assets**

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

##### **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.

# A H V SCHAPIRA LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

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### 1 Accounting policies

(Continued)

#### **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 receipts 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.

#### **Other financial liabilities**

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Debt instruments that do not meet the conditions in FRS 102 paragraph 11.9 are subsequently measured at fair value through profit or loss. Debt instruments may be designated as being measured at fair value through profit or loss to eliminate or reduce an accounting mismatch or if the instruments are measured and their performance evaluated on a fair value basis in accordance with a documented risk management or investment strategy.

#### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

### 1.6 Equity instruments

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

### 1.7 Taxation

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

#### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account 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.

# A H V SCHAPIRA LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

### 1 Accounting policies

(Continued)

#### **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 profit and loss account, 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.

#### **1.8 Employee benefits**

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### **1.9 Leases**

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

#### **1.10 Foreign exchange**

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation are included in the profit and loss account for the period.

### 2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 2 (2015 - 2).

### 3 Investment property

|                     | 2016<br>£        |
|---------------------|------------------|
| <b>Fair value</b>   |                  |
| At 1 January 2016   | 1,822,568        |
| Additions           | 457,919          |
| At 31 December 2016 | <u>2,280,487</u> |

# A H V SCHAPIRA LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

### 3 Investment property (Continued)

Investment properties comprises 4 properties . The fair value of the investment property has been arrived at on the basis of a valuation carried out at 31.12.2016 by the director. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

### 4 Fixed asset investments

|             | 2016<br>£ | 2015<br>£ |
|-------------|-----------|-----------|
| Investments | 977,795   | 785,125   |

#### Movements in fixed asset investments

|                          | Investments<br>other than<br>loans<br>£ |
|--------------------------|---|
| <b>Cost or valuation</b> |   |
| At 1 January 2016        | 785,125                                 |
| Additions                | 315,774                                 |
| Valuation changes        | 46,349                                  |
| Disposals                | (169,453)                               |
| At 31 December 2016      | 977,795                                 |
| <b>Carrying amount</b>   |   |
| At 31 December 2016      | 977,795                                 |
| At 31 December 2015      | 785,125                                 |

### 5 Debtors

|   | 2016<br>£ | 2015<br>£ |
|---|-----------|-----------|
| <b>Amounts falling due within one year:</b> |           |           |
| Trade debtors                               | 286,064   | 420,695   |
| Other debtors                               | -         | 11,897    |
|   | 286,064   | 432,592   |

# A H V SCHAPIRA LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

|          |   |                |                |
|----------|---|----------------|----------------|
| <b>6</b> | <b>Creditors: amounts falling due within one year</b> | <b>2016</b>    | <b>2015</b>    |
|          |   | <b>£</b>       | <b>£</b>       |
|          | Trade creditors                                       | 218            | 1,898          |
|          | Corporation tax                                       | 192,842        | 192,145        |
|          | Other taxation and social security                    | 110,461        | 122,697        |
|          | Other creditors                                       | 287,994        | 296,490        |
|          |   | <u>591,515</u> | <u>613,230</u> |
| <b>7</b> | <b>Provisions for liabilities</b>                     | <b>2016</b>    | <b>2015</b>    |
|          |   | <b>£</b>       | <b>£</b>       |
|          | Deferred tax liabilities                              | 17,693         | 10,043         |
|          |   | <u>17,693</u>  | <u>10,043</u>  |
| <b>8</b> | <b>Called up share capital</b>                        | <b>2016</b>    | <b>2015</b>    |
|          |   | <b>£</b>       | <b>£</b>       |
|          | <b>Ordinary share capital</b>                         |                |                |
|          | <b>Authorised</b>                                     |                |                |
|          | 100 Ordinary A shares of £1 each                      | 100            | 100            |
|          |   | <u>100</u>     | <u>100</u>     |
|          | <b>Issued and fully paid</b>                          |                |                |
|          | 50 Ordinary A shares of £1 each                       | 50             | 50             |
|          | 50 Ordinary B shares of £1 each                       | 50             | 50             |
|          |   | <u>100</u>     | <u>100</u>     |
| <b>9</b> | <b>Related party transactions</b>                     |                |                |

At the year end the company also owed £285,095.(2015 - £290,368) to its director, AHV Schapira, this balance represents funding provided to the company. The company paid interest at a commercial rate of 8% on the unsecured loan.

Ordinary dividends were paid amounting to £20,000. The director does not recommend payment of a final dividend.

### 10 Controlling party

The company is controlled by AHV Schapira, a director and a shareholder of the company.

### 11 Reconciliations on adoption of FRS 102

# A H V SCHAPIRA LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

### 11 Reconciliations on adoption of FRS 102

(Continued)

#### Reconciliation of equity

|                                       |       | At 1 January 2015   |                         |                  | At 31 December 2015 |                         |                  |
|---------------------------------------|-------|---------------------|-------------------------|------------------|---------------------|-------------------------|------------------|
|                                       |       | Previous UK<br>GAAP | Effect of<br>transition | FRS 102          | Previous UK<br>GAAP | Effect of<br>transition | FRS 102          |
|                                       | Notes | £                   | £                       | £                | £                   | £                       | £                |
| <b>Fixed assets</b>                   |       |                     |                         |                  |                     |                         |                  |
| Investment properties                 |       | 1,745,907           | -                       | 1,745,907        | 1,822,568           | -                       | 1,822,568        |
| Investments                           | 2     | 582,830             | -                       | 582,830          | 711,136             | 73,989                  | 785,125          |
|                                       |       | <u>2,328,737</u>    | <u>-</u>                | <u>2,328,737</u> | <u>2,533,704</u>    | <u>73,989</u>           | <u>2,607,693</u> |
| <b>Current assets</b>                 |       |                     |                         |                  |                     |                         |                  |
| Debtors                               |       | 452,585             | -                       | 452,585          | 432,591             | 1                       | 432,592          |
| Bank and cash                         |       | 1,939,250           | -                       | 1,939,250        | 2,427,699           | 82,577                  | 2,510,276        |
|                                       |       | <u>2,391,835</u>    | <u>-</u>                | <u>2,391,835</u> | <u>2,860,290</u>    | <u>82,578</u>           | <u>2,942,868</u> |
| <b>Creditors due within one year</b>  |       |                     |                         |                  |                     |                         |                  |
| Loans and overdrafts                  |       | (318,820)           | -                       | (318,820)        | (207,791)           | (82,577)                | (290,368)        |
| Taxation                              |       | (285,875)           | -                       | (285,875)        | (314,842)           | -                       | (314,842)        |
| Other creditors                       |       | (5,750)             | -                       | (5,750)          | (8,020)             | -                       | (8,020)          |
|                                       |       | <u>(610,445)</u>    | <u>-</u>                | <u>(610,445)</u> | <u>(530,653)</u>    | <u>(82,577)</u>         | <u>(613,230)</u> |
| Net current assets                    |       | <u>1,781,390</u>    | <u>-</u>                | <u>1,781,390</u> | <u>2,329,637</u>    | <u>1</u>                | <u>2,329,638</u> |
| Total assets less current liabilities |       | <u>4,110,127</u>    | <u>-</u>                | <u>4,110,127</u> | <u>4,863,341</u>    | <u>73,990</u>           | <u>4,937,331</u> |
| <b>Provisions for liabilities</b>     |       |                     |                         |                  |                     |                         |                  |
| Deferred tax                          | 1     | -                   | (5,598)                 | (5,598)          | -                   | (10,043)                | (10,043)         |
| Net assets                            |       | <u>4,110,127</u>    | <u>(5,598)</u>          | <u>4,104,529</u> | <u>4,863,341</u>    | <u>63,947</u>           | <u>4,927,288</u> |
| <b>Capital and reserves</b>           |       |                     |                         |                  |                     |                         |                  |
| Share capital                         |       | 100                 | -                       | 100              | 100                 | -                       | 100              |
| Profit and loss                       | 1     | 4,110,027           | (5,598)                 | 4,104,429        | 4,863,241           | 63,947                  | 4,927,188        |
| Total equity                          |       | <u>4,110,127</u>    | <u>(5,598)</u>          | <u>4,104,529</u> | <u>4,863,341</u>    | <u>63,947</u>           | <u>4,927,288</u> |

# A H V SCHAPIRA LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

### 11 Reconciliations on adoption of FRS 102

(Continued)

#### Reconciliation of profit for the financial period

| Notes                                  | Year ended 31 December 2015 |                               |                              | FRS 102<br>£ |
|--|-----------------------------|-------------------------------|------------------------------|--------------|
|  | Previous UK<br>GAAP<br>£    | Prior year<br>adjustment<br>£ | Effect of<br>transition<br>£ |              |
| Turnover                               | 1,031,375                   | -                             | -                            | 1,031,375    |
| Cost of sales                          | (14,034)                    | -                             | -                            | (14,034)     |
| Gross profit                           | 1,017,341                   | -                             | -                            | 1,017,341    |
| Administrative expenses                | (77,166)                    | -                             | -                            | (77,166)     |
| Other operating expenses               | (12,442)                    | -                             | -                            | (12,442)     |
| Exceptional items                      | 9,189                       | -                             | -                            | 9,189        |
| Operating profit                       | 936,922                     | -                             | -                            | 936,922      |
| Interest receivable and similar income | 7,057                       | -                             | -                            | 7,057        |
| Amounts written off investments        | 1,382                       | -                             | 73,989                       | 75,371       |
| Profit before taxation                 | 945,361                     | -                             | 73,989                       | 1,019,350    |
| Taxation                               | (192,145)                   | (10,620)                      | 6,174                        | (196,591)    |
| Profit for the financial period        | 753,216                     | (10,620)                      | 80,163                       | 822,759      |

#### Notes to reconciliations on adoption of FRS 102

##### 1. Deferred tax

FRS 102 requires the deferred tax liability provision to be recognised in the accounts in relation to the investment portfolio and that was to reflect an additional tax of £5598.21 would be incurred if the investments were sold at fair value at 1 January 2015 and a further tax increase of £12,094 to £17,693 would be incurred if the investment property was sold at fair value at 31 December 2016.

##### 2. Investment portfolio

Prior to applying FRS102, the company re-valued the investment portfolio through revaluation reserve. FRS 102 now requires the investment property to be recognised at fair value and the change in fair value is recognised in profit and loss account.