

Registered number: 06054071

Earl (Oxford) Limited
Unaudited
Financial statements
Information for filing with the registrar
For the Year Ended 30 September 2018



Earl (Oxford) Limited
Registered number: 06054071

Statement of financial position
As at 30 September 2018

	Note	2018 £	2017 £
Fixed assets			
Investment property	5	3,650,000	3,220,000
		<u>3,650,000</u>	<u>3,220,000</u>
Current assets			
Debtors: amounts falling due within one year	6	80,838	75,502
		<u>80,838</u>	<u>75,502</u>
Creditors: amounts falling due within one year	7	(2,379,663)	(1,766,167)
		<u>(2,379,663)</u>	<u>(1,766,167)</u>
Net current liabilities		(2,298,825)	(1,690,665)
Total assets less current liabilities		1,351,175	1,529,335
Provisions for liabilities			
Deferred tax		(106,070)	(30,499)
		<u>(106,070)</u>	<u>(30,499)</u>
Net assets		1,245,105	1,498,836
Capital and reserves			
Called up share capital		1	1
Investment property reserve	8	1,240,104	885,675
Profit and loss account	8	5,000	613,160
		<u>1,245,105</u>	<u>1,498,836</u>

Earl (Oxford) Limited
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Statement of financial position (continued)
As at 30 September 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 on 17 December 2018.

M D Posen
Director



M J Christmas
Director



The notes on pages 3 to 8 form part of these financial statements.

Earl (Oxford) Limited

Notes to the financial statements For the Year Ended 30 September 2018

1. General information

Earl (Oxford) Limited is a company, limited by shares, registered in England and Wales. The company's registered number and registered office can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£), rounded to the nearest pound.

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 preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Revenue

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. Turnover comprises revenue recognised by the company in respect of rents receivable and service charges, exclusive of Value Added Tax.

2.3 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.

Earl (Oxford) Limited

Notes to the financial statements For the Year Ended 30 September 2018

2. Accounting policies (continued)

2.4 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 reporting 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 statement of financial position 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 reporting date.

2.5 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.

2.6 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.

2.7 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.

Earl (Oxford) Limited

Notes to the financial statements For the Year Ended 30 September 2018

2. Accounting policies (continued)

2.8 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 statement of financial position 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 statement of financial position.

2.9 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is an 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.

Earl (Oxford) Limited

Notes to the financial statements For the Year Ended 30 September 2018

2. Accounting policies (continued)

2.10 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

3. Judgments in applying accounting policies and key sources of estimation uncertainty

In preparing the financial statements, management are required to make estimates and judgments which may materially affect reported income, expenses, assets, liabilities or disclosure of contingent assets and liabilities, and the valuation of investment properties, which were based on open market transactions. The estimates and assumptions are reviewed on an on-going basis and are based on historical experience and other factors that are considered to be relevant. Revision to accounting estimates are recognised in the period in which the estimate is revised.

4. Employees

The average monthly number of employees, including directors, during the year was 3 (2017 - 3).

5. Investment property

	Freehold investment property £
Valuation	
At 1 October 2017	3,220,000
Surplus on revaluation	430,000
At 30 September 2018	3,650,000

The properties were revalued by Cluttons LLP, Chartered Surveyors, on an open market value 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	2,303,826	2,303,826

Earl (Oxford) Limited

Notes to the financial statements For the Year Ended 30 September 2018

6. Debtors

	2018 £	2017 £
Trade debtors	40,012	69,523
Other debtors	5,982	5,979
Prepayments and accrued income	34,844	-
	<u>80,838</u>	<u>75,502</u>

7. Creditors: Amounts falling due within one year

	2018 £	2017 £
Trade creditors	228	1,050
Amounts owed to group undertakings	2,266,081	1,686,196
Corporation tax	43,145	8,500
Other creditors	7,033	7,031
Accruals and deferred income	63,176	63,390
	<u>2,379,663</u>	<u>1,766,167</u>

8. Reserves

Investment property revaluation reserve

The investment property revaluation reserve is a special non-distributable reserve and consists of unrealised investment property fair valuation adjustments and related deferred tax charges transferred from the profit and loss account.

Profit and loss account

The profit and loss account consists of cumulative undistributed reserves. Non-distributable reserves are transferred from the profit and loss account to their own reserve.

9. Contingent liabilities

The company and other members of the Earl Estates Limited Group have entered into cross-guarantees relating to certain bank borrowings.

The relevant borrowings guaranteed by the company for other members of the group and outstanding at the balance sheet date were £5,200,000 (2017 - £5,200,000).

Earl (Oxford) Limited

**Notes to the financial statements
For the Year Ended 30 September 2018**

10. Related party transactions

In accordance with Section 1A of the Financial Reporting Standard 102, the company has taken advantage of the exemption not to disclose details of any transactions or balances between the group that have been eliminated on consolidation.

11. Controlling party

The company's ultimate parent company is Earl Estates Limited which is incorporated in the United Kingdom and registered in England and Wales. Copies of the parent company accounts may be obtained by writing to the Company Secretary at 13 Maddox Street, London , W1S 2QG.

The company is controlled by the board of directors.