

Unaudited Financial Statements for the Year Ended 31 December 2019

for

AMBEC Ltd



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for the Year Ended 31 December 2019**

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**Company Information
for the Year Ended 31 December 2019**

DIRECTORS:

A M Brooks
Mrs C E Brooks
Mrs H A Partridge

SECRETARY:

J A Burke

REGISTERED OFFICE:

20 Church Road
Tunbridge Wells
Kent
TN1 1JP

REGISTERED NUMBER:

07624828 (England and Wales)

ACCOUNTANTS:

Deeks Evans
Chartered Accountants
3 Boyne Park
Tunbridge Wells
Kent
TN4 8EN

Balance Sheet
31 December 2019

	Notes	2019 £	2018 £
FIXED ASSETS			
Tangible assets	4	1,527	1,560
Investments	5	1,000	1,000
Investment property	6	21,094,788	22,373,588
		<u>21,097,315</u>	<u>22,376,148</u>
CURRENT ASSETS			
Debtors	7	18,554,101	17,344,429
Cash at bank		884,414	291,135
		<u>19,438,515</u>	<u>17,635,564</u>
CREDITORS			
Amounts falling due within one year	8	3,609,425	4,191,499
NET CURRENT ASSETS		<u>15,829,090</u>	<u>13,444,065</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>36,926,405</u>	<u>35,820,213</u>
CREDITORS			
Amounts falling due after more than one year	9	(4,402,931)	(4,866,374)
PROVISIONS FOR LIABILITIES	12	(553,401)	(735,426)
NET ASSETS		<u><u>31,970,073</u></u>	<u><u>30,218,413</u></u>
CAPITAL & RESERVES			
Called up share capital		4,225,001	4,225,001
Revaluation reserve		3,452,621	3,954,528
Retained earnings		24,292,451	22,038,884
		<u><u>31,970,073</u></u>	<u><u>30,218,413</u></u>

The Company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2019.

The members have not required the Company to obtain an audit of its financial statements for the year ended 31 December 2019 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the Company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the Company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the Company.

**Balance Sheet - continued
31 December 2019**

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 4th August 2020 and were signed on its behalf by:



.....
A M Brooks - Director

**Notes to the Financial Statements
for the Year Ended 31 December 2019**

1. STATUTORY INFORMATION

AMBEC Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Judgements in applying accounting policies and key sources of estimation

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

In determining the value of the properties held by the company, the directors consider all relevant available information, including but not limited to relevant valuation indices for properties of a similar type in the locations in which the properties are held. The directors will use their judgement in selecting and applying these indices as well as their experience within the industry to determine a suitable valuation for the revaluation of the properties within the year.

Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Specifically, revenue is recognised when tenants' rents become due. When rents are paid in advance, they are recognised in deferred income.

Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Fixtures and fittings	- 20% - 33% straight line
White goods	- Depreciated 100% on acquisition

The assets' residual values, useful lives and depreciation methods are reviewed and adjusted prospectively if appropriate, of if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

Investments in subsidiaries

Investments in subsidiaries are measured at cost less accumulated impairment.

Investment property

Investment property is carried at fair value determined annually by the board of directors 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.

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 and loans to related parties.

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2019**

2. ACCOUNTING POLICIES - continued

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Pension costs and other post-retirement benefits

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

Debtors

Short term debtors are measured at transaction price, less any impairment.

Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

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.

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. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 5 (2018 - 4).

Notes to the Financial Statements - continued
for the Year Ended 31 December 2019

4. TANGIBLE FIXED ASSETS

	Fixtures & fittings £
COST	
At 1 January 2019	9,612
Additions	1,325
Disposals	(489)
At 31 December 2019	<u>10,448</u>
DEPRECIATION	
At 1 January 2019	8,052
Charge for year	1,358
Eliminated on disposal	(489)
At 31 December 2019	<u>8,921</u>
NET BOOK VALUE	
At 31 December 2019	<u>1,527</u>
At 31 December 2018	<u>1,560</u>

5. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
COST	
At 1 January 2019 and 31 December 2019	<u>1,000</u>
NET BOOK VALUE	
At 31 December 2019	<u>1,000</u>
At 31 December 2018	<u>1,000</u>

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2019	22,373,588
Disposals	(1,278,800)
At 31 December 2019	<u>21,094,788</u>
NET BOOK VALUE	
At 31 December 2019	<u>21,094,788</u>
At 31 December 2018	<u>22,373,588</u>

Notes to the Financial Statements - continued
for the Year Ended 31 December 2019

6. **INVESTMENT PROPERTY - continued**

Fair value at 31 December 2019 is represented by:

	£
Valuation in 2016	5,685,703
Valuation in 2017	(217,738)
Valuation in 2018	(778,010)
Valuation in 2019	(683,932)
Cost	17,088,765
	<u>21,094,788</u>

7. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2019 £	2018 £
Trade debtors	35,092	9,767
Amounts owed by group undertakings	7,235,323	9,039,663
Amounts owed by participating interests	11,278,057	8,290,402
Other debtors	1,475	769
Prepayments & accrued income	4,154	3,828
	<u>18,554,101</u>	<u>17,344,429</u>

8. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2019 £	2018 £
Bank loans & overdrafts (see note 10)	463,442	439,464
Corporation tax	127,628	252,930
Social security & other taxes	5,474	4,399
Other creditors	291,059	298,473
Directors' current accounts	2,706,040	3,178,617
Accruals & deferred income	15,782	17,616
	<u>3,609,425</u>	<u>4,191,499</u>

9. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2019 £	2018 £
Bank loans (see note 10)	<u>4,402,931</u>	<u>4,866,374</u>

10. **LOANS**

An analysis of the maturity of loans is given below:

	2019 £	2018 £
Amounts falling due within one year or on demand:		
Bank loans	<u>463,442</u>	<u>439,464</u>
Amounts falling due between one and two years:		
Bank loans - 1-2 years	<u>489,385</u>	<u>463,442</u>

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2019**

10. LOANS - continued

	2019 £	2018 £
Amounts falling due between two and five years:		
Bank loans - 2-5 years	1,446,115	1,495,830
Bank loans more than 5 years	2,467,431	2,907,102
	<u>3,913,546</u>	<u>4,402,932</u>

11. SECURED DEBTS

The following secured debts are included within creditors:

	2019 £	2018 £
Bank loans	<u>4,866,373</u>	<u>5,305,838</u>

The bank holds a fixed and floating charge against investment properties and other assets owned by the Company.

12. PROVISIONS FOR LIABILITIES

	2019 £	2018 £
Deferred tax	<u>553,401</u>	<u>735,426</u>
		Deferred tax
		£
Balance at 1 January 2019		735,426
Provided during year		<u>(182,025)</u>
Balance at 31 December 2019		<u>553,401</u>

13. CONTINGENT LIABILITIES

The company has by way of a composite guarantee, jointly secured the loan facilities of AMHA Limited, a company under common control. This facility is secured by way of a fixed and floating charge over all the current and future assets of the company, The amounts owed by the companies under this guarantee at 31 December 2019 amounted to £4,400,000 (2018 : £4,600,000)

14. RELATED PARTY DISCLOSURES

Included within debtors is an amount of £7,235,323 (2018: £9,039,663) owed from a subsidiary company. The loan is interest free and repayable on demand.

Included within debtors is an amount of £11,149,830 (2018: £8,183,292) owed from a company under common control and with common directors. The loan is interest free and repayable on demand.

Included within debtors is an amount of £13,171 (2018: £12,067) owed from a company with common directors. This loan is interest free and repayable on demand.

Included within debtors is an amount of £115,056 (2018: £95,043) owed from a company under common directors. This loan is interest free and repayable on demand.