

Registered number: 07624828

**AMBEC LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2017**



**AMBEC LIMITED**  
**REGISTERED NUMBER:07624828**

**BALANCE SHEET**  
**AS AT 31 DECEMBER 2017**

	<b>Note</b>	<b>2017</b> £	<b>2016</b> £
<b>Fixed assets</b>			
Tangible assets	6	547	1,245
Investments	7	1,000	1,000
Investment property	8	23,674,364	25,011,555
		<u>23,675,911</u>	<u>25,013,800</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	9	16,530,491	12,734,293
Cash at bank and in hand		433,976	3,090,465
		<u>16,964,467</u>	<u>15,824,758</u>
Creditors: amounts falling due within one year	10	(5,387,582)	(5,906,019)
<b>Net current assets</b>		<u>11,576,885</u>	<u>9,918,739</u>
<b>Total assets less current liabilities</b>		<u>35,252,796</u>	<u>34,932,539</u>
Creditors: amounts falling due after more than one year	11	(5,322,706)	(5,723,183)
<b>Provisions for liabilities</b>			
Deferred tax	13	(1,238,988)	(1,222,645)
		<u>(1,238,988)</u>	<u>(1,222,645)</u>
<b>Net assets</b>		<u><u>28,691,102</u></u>	<u><u>27,986,711</u></u>
<b>Capital and reserves</b>			
Called up share capital		4,225,001	4,225,001
Investment property reserve		4,228,976	4,463,057
Profit and loss account		20,237,125	19,298,653
		<u>28,691,102</u>	<u>27,986,711</u>

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.

**AMBEC LIMITED**  
**REGISTERED NUMBER:07624828**  
**BALANCE SHEET (CONTINUED)**  
**AS AT 31 DECEMBER 2017**

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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 by:



.....  
**A. M. Brooks**  
Director

Date: 8/5/18

The notes on pages 4 to 11 form part of these financial statements.

# AMBEC LIMITED

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2017

	Called up share capital £	Investment property revaluation reserve £	Profit and loss account £	Total equity £
<b>At 1 January 2016</b>	12,225,001	1,122,592	17,839,940	31,187,533
<b>Comprehensive income for the year</b>				
Profit for the year	-	-	4,799,178	4,799,178
Transfer between reserves	-	3,340,465	(3,340,465)	-
<b>Total comprehensive income for the year</b>	-	3,340,465	1,458,713	4,799,178
<b>Contributions by and distributions to owners</b>				
Shares cancelled during the year	(8,000,000)	-	-	(8,000,000)
<b>At 1 January 2017</b>	4,225,001	4,463,057	19,298,653	27,986,711
<b>Comprehensive income for the year</b>				
Profit for the year	-	-	709,391	709,391
Transfer between reserves	-	(234,081)	234,081	-
<b>Total comprehensive income for the year</b>	-	(234,081)	943,472	709,391
<b>Contributions by and distributions to owners</b>				
Dividends: Equity capital	-	-	(5,000)	(5,000)
<b>At 31 December 2017</b>	4,225,001	4,228,976	20,237,125	28,691,102

# **AMBEC LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017**

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### **1. General information**

Ambec Limited ('the company') is a limited Company domiciled and incorporated in England and Wales.

The address of the Company's registered office and place of business is 20 Church Road, Tunbridge Wells, Kent, TN1 1JP.

### **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.

Monetary amounts in these financial statements are stated in pounds sterling and are rounded to the nearest whole £1, except where otherwise indicated.

The following principal accounting policies have been applied:

#### **2.2 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.

#### **2.3 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.

# **AMBEC LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017**

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### **2. Accounting policies (continued)**

#### **2.4 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, or 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.

#### **2.5 Valuation of investments**

Investments in subsidiaries are measured at cost less accumulated impairment.

#### **2.6 Debtors**

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

#### **2.7 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.

#### **2.8 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.

#### **2.9 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.

#### **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.

# **AMBEC LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017**

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### **2. Accounting policies (continued)**

#### **2.11 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 tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet 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 Balance sheet 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. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

### **3. Judgements in applying accounting policies and key sources of estimation uncertainty**

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.

### **4. Employees**

The average monthly number of employees, including directors, during the year was 3 (2016 - 3).

# AMBEC LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

### 5. Taxation

	2017 £	2016 £
<b>Corporation tax</b>		
Current tax on profits for the year	207,160	403,367
Adjustments in respect of previous periods	1,046	(25,644)
<b>Total current tax</b>	<u>208,206</u>	<u>377,723</u>
<b>Deferred tax</b>		
Investment properties measured at fair value	16,344	1,222,645
<b>Taxation on profit on ordinary activities</b>	<u>224,550</u>	<u>1,600,368</u>

### 6. Tangible fixed assets

	Fixtures and fittings £
<b>Cost or valuation</b>	
At 1 January 2017	10,738
Additions	327
At 31 December 2017	<u>11,065</u>
<b>Depreciation</b>	
At 1 January 2017	9,493
Charge for the year on owned assets	1,025
At 31 December 2017	<u>10,518</u>
<b>Net book value</b>	
At 31 December 2017	<u>547</u>
At 31 December 2016	<u>1,245</u>



# AMBEC LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

### 7. Fixed asset investments

	Investments in subsidiary companies £
<b>Cost or valuation</b>	
At 1 January 2017 and at 31 December 2017	<u>1,000</u>
<b>Net book value</b>	
At 31 December 2016 and at 31 December 2017	<u>1,000</u>

### 8. Investment property

	Freehold investment property £
<b>Valuation</b>	
At 1 January 2017	25,011,555
Additions at cost	19,952
Disposals	(1,357,143)
<b>At 31 December 2017</b>	<u>23,674,364</u>

The 2017 valuations were made by the board of directors, on an open market value for existing use basis.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2017 £	2016 £
Historic cost	<u>18,206,399</u>	<u>19,325,852</u>

# AMBEC LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

### 9. Debtors

	2017 £	2016 £
Trade debtors	27,836	71,755
Amounts owed by group undertakings	8,592,991	3,321,385
Amounts owed by connected companies	7,898,167	7,870,174
Other debtors	7,019	1,427,052
Prepayments and accrued income	4,478	43,927
	<u>16,530,491</u>	<u>12,734,293</u>

### 10. Creditors: Amounts falling due within one year

	2017 £	2016 £
Bank loans	400,476	394,584
Trade creditors	-	19,319
Corporation tax	76,660	274,818
Other taxation and social security	3,493	2,536
Other creditors	4,874,521	5,197,392
Accruals and deferred income	32,432	17,370
	<u>5,387,582</u>	<u>5,906,019</u>

#### Secured loans

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

### 11. Creditors: Amounts falling due after more than one year

	2017 £	2016 £
Bank loans	<u>5,322,706</u>	<u>5,723,183</u>

#### Secured loans

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

# AMBEC LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

### 12. Loans

Analysis of the maturity of loans is given below:

	2017 £	2016 £
<b>Amounts falling due within one year</b>		
Amounts falling due within one year	400,476	394,584
Amounts falling due 1-2 years	436,600	398,544
Amounts falling due 2-5 years	1,420,408	1,230,966
Amounts falling due after more than 5 years	3,465,698	4,093,673
	<u>5,723,182</u>	<u>6,117,767</u>

### 13. Deferred taxation

	2017 £
At beginning of year	1,222,645
Charged to profit or loss	16,343
<b>At end of year</b>	<u>1,238,988</u>

The provision for deferred taxation is made up as follows:

	2017 £	2016 £
Investment properties measured at fair value	<u>1,238,988</u>	<u>1,222,645</u>

### 14. Contingent liabilities

The company has by way of a composite guarantee, jointly secured the bank 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 2017 amounted to £4,800,000 (2016: £5,000,000).

# **AMBEC LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017**

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### **15. Related party transactions**

Included within debtors is an amount of £7,898,167 (2016: £7,870,174) 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 £8,592,991 (2016: £3,321,385) owed from a subsidiary company. The loan is interest free and repayable on demand.

Included within debtors is an amount of £6,629 (2016: £1,067) owed from a company with common directors. This loan is interest free and repayable on demand.

Included within other creditors is an amount of £Nil (2016: £3,930) owed to a company under common control and with common directors. This loan is interest free.

Included within creditors due within one year is an amount of £4,531,203 (2016: £4,792,162) owed to the directors of the company.