

Registered number

08746251

**CHISWICK HIGH ROAD 548-560 FH LTD**

**UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 OCTOBER 2019**

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# CHISWICK HIGH ROAD 548-560 FH LTD

## Balance Sheet

as at 31 October 2019

Company Registration No. 08746251

	Notes	2019 £	2018 £
<b>Fixed assets</b>			
Tangible assets	3	900,000	552,161
<b>Current assets</b>			
Debtors	4	235,075	178,578
Cash at bank and in hand		1,630	3,948
		<u>236,705</u>	<u>182,526</u>
<b>Creditors: amounts falling due within one year</b>	5	(44,695)	(646,421)
<b>Net current assets/(liabilities)</b>		<u>192,010</u>	<u>(463,895)</u>
<b>Total assets less current liabilities</b>		<u>1,092,010</u>	<u>88,266</u>
<b>Creditors: amounts falling due after more than one year</b>	6	(618,785)	-
<b>Provisions for liabilities</b>		(66,089)	-
<b>Net assets</b>		<u><u>407,136</u></u>	<u><u>88,266</u></u>
<b>Capital and reserves</b>			
Called up share capital		10,000	10,000
Profit and loss account		397,136	78,266
<b>Shareholders' funds</b>		<u><u>407,136</u></u>	<u><u>88,266</u></u>

The director is satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Act.

The director acknowledges his 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 and delivered in accordance with the special

provisions applicable to companies subject to the small companies' regime. The profit and loss account has not been delivered to the Registrar of Companies.

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**Shane Armitage**  
**Director**

Approved by the board on 27 November 2020

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 OCTOBER 2019

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### 1 Accounting policies

#### ***Basis of preparation***

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 the small companies regime. The disclosure requirements of section 1A 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 convention. The principal accounting policies adopted are set out below.

#### ***Going concern***

The UK economy is currently facing unprecedented uncertainty about the impact of the COVID-19 pandemic, together with the extent and duration of social distancing measures imposed by the UK Government. The directors have foreseen the challenges in the coming months and considered carefully the potential impact of these matters. In taking into account available cash resources (including access to existing financing facilities) and the extent of support provided by the UK Government announced as of the date of signing these financial statements, the directors have continued to adopt the going concern basis of accounting.

#### ***Turnover***

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from buying and selling of own real estate. Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have transferred to the buyer. Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs.

#### ***Tangible fixed assets***

Tangible fixed assets are measured at cost less accumulative depreciation and any accumulative impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Freehold buildings	over 50 years
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#### ***Financial instruments***

The company only enters into basic financial statements 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.

Financial instruments are recognised in the company's balance sheet date when the company becomes party to the contractual provisions of the instruments.

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 of impairments found, an impairment loss is recognised in profit and loss accounts.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet 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.

### ***Basic financial assets***

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transactions costs, 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. Such assets are subsequently carried amortised cost using effective interest method, less any impairment.

### ***Cash and cash equivalents***

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with financial institutions, and 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.

### ***Basic financial liabilities***

Basic financial liabilities, including creditors, bank loans, loans from third parties and loans from related parties, 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 payments discounted at a market rate of interest. Such instruments are subsequently carried at amortised cost using effective interest method. Financial liabilities classified as payable within one year are not amortised.

### ***Taxation***

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

### ***Current tax***

The current tax payable is based on taxable profit for the year. Taxable profit differs from net profit 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.

### ***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 profits. Such assets and liabilities are not recognised if the timing differences arises from goodwill or from the initial recognition of the 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. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the assets 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 relate to taxes levied by the same tax authority.

### **Provisions**

Provisions (i.e. liabilities of uncertain timing or amount) are recognised when there is an obligation at the reporting date as a result of a past event, it is probable that economic benefit will be transferred to settle the obligation and the amount of the obligation can be estimated reliably.

<b>2 Employees</b>	<b>2019</b>	<b>2018</b>
	<b>Number</b>	<b>Number</b>
Average number of persons employed by the company	<u>1</u>	<u>1</u>
<b>3 Tangible fixed assets</b>		
		<b>Land and buildings</b>
		<b>£</b>
<b>Cost</b>		
At 1 November 2018		552,161
Surplus on revaluation		347,839
At 31 October 2019		<u>900,000</u>
<b>Depreciation</b>		
At 31 October 2019		<u>-</u>
<b>Net book value</b>		
At 31 October 2019		<u>900,000</u>
At 31 October 2018		<u>552,161</u>
<b>4 Debtors</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Trade debtors	15,500	-
Amounts owed by group undertakings and undertakings in which the company has a participating interest	193,650	38,750
Other debtors	25,925	12,143
Director's current account	-	127,685
	<u>235,075</u>	<u>178,578</u>
<b>5 Creditors: amounts falling due within one year</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	12,570	-
Amounts owed to group undertakings and undertakings in which the company has a participating interest	23,100	232,100
Corporation tax	4,276	-
Other taxes and social security costs	1,227	2,070

Other creditors	3,522	412,251
	<u>44,695</u>	<u>646,421</u>
<b>6 Creditors: amounts falling due after one year</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Bank loans	618,785	-
	<u>618,785</u>	<u>-</u>
<b>7 Non-distributable profits reserve</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Gain on revaluation of land and buildings	347,839	-
At 31 October 2019	<u>347,839</u>	<u>-</u>
<b>8 Provisions for deferred Tax</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Origination and reversal of timing differences	<u>66,089</u>	<u>-</u>

## 9 Related party transactions

### Station Approach Developments Ltd

Shane Armitage is a director and shareholder of Station Approach Developments Ltd.

	<b>2019</b>	<b>2018</b>
<b>Amounts due from related parties</b>	<b>£</b>	<b>£</b>
Entities with control, joint control or significant influence over the company	<u>155,000</u>	<u>-</u>

### Alpha House Limited

Shane Armitage is a director and shareholder of Alpha House Limited.

	<b>2019</b>	<b>2018</b>
<b>Amounts due from related parties</b>	<b>£</b>	<b>£</b>
Entities with control, joint control or significant influence over the company	<u>12,816</u>	<u>12,816</u>

### Armitage Trustees (UK) Ltd

Shane Armitage is a director and shareholder of Armitage Trustees (UK) Ltd .

<b>2019</b>	<b>2018</b>
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<b>Amounts due from related parties</b>	<b>£</b>	<b>£</b>
Entities with control, joint control or significant influence over the company	10,835	(165)

#### **Malvern No 30 Ltd**

Shane Armitage is a director and shareholder of Malvern No 30 Ltd .

	<b>2019</b>	<b>2018</b>
<b>Amounts due from related parties</b>	<b>£</b>	<b>£</b>
Entities with control, joint control or significant influence over the company	15,000	15,000

#### **Armitage Group Limited**

Shane Armitage is a director and shareholder of Armitage Group Limited.

	<b>2019</b>	<b>2018</b>
<b>Amounts due to related parties</b>	<b>£</b>	<b>£</b>
Entities with control, joint control or significant influence over the company	(23,100)	(232,100)

## **10 Other information**

Chiswick High Road 548-560 FH Ltd is a private company limited by shares and incorporated in England and Wales. The registered office is: 3rd Floor, 33 Lowndes Street, Belgravia,London, SW1X 9HX.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.