

CANFORD LETTINGS LTD

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 30 NOVEMBER 2019

CANFORD LETTINGS LTD
REGISTERED NUMBER: 08771127

BALANCE SHEET
AS AT 30 NOVEMBER 2019

	Note	2019 £	2018 £
Fixed assets			
Tangible assets	4	3,208	4,277
Investments	5	1	1
Investment property	6	2,510,000	2,510,000
		<u>2,513,209</u>	<u>2,514,278</u>
Current assets			
Debtors: amounts falling due within one year	7	670	303
Cash at bank		12,634	9,498
		<u>13,304</u>	<u>9,801</u>
Creditors: amounts falling due within one year	8	(257,891)	(220,201)
Net current liabilities		<u>(244,587)</u>	<u>(210,400)</u>
Total assets less current liabilities		<u>2,268,622</u>	<u>2,303,878</u>
Creditors: amounts falling due after more than one year	9	(1,080,701)	(1,176,864)
Provisions for liabilities			
Deferred tax	11	(28,739)	(28,942)
Net assets		<u><u>1,159,182</u></u>	<u><u>1,098,072</u></u>
Capital and reserves			
Called up share capital	12	100	100
Profit and loss account		1,159,082	1,097,972
		<u><u>1,159,182</u></u>	<u><u>1,098,072</u></u>

CANFORD LETTINGS LTD
REGISTERED NUMBER: 08771127

BALANCE SHEET (CONTINUED)
AS AT 30 NOVEMBER 2019

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 the 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 income and retained earnings 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:

.....
Dr R Halderthay
Director

Date: 23 July 2020

.....
Dr S Halderthay
Director

Date: 23 July 2020

The notes on pages 3 to 11 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2019**

1. General information

Canford Lettings Ltd is a private Company limited by shares incorporated in England and Wales within the United Kingdom. The address of the registered office is Tennyson House, Cambridge Business Park, Cambridge, CB4 0WZ. The trading address of the Company is 4 Compton Gardens, Poole, Dorset, BH13 7AJ. This Company is not part of a group.

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.

The following principal accounting policies have been applied:

2.2 Going concern

The directors have assessed the current and future effects of Covid-19 on the Company. The Company has been classed as essential during the pandemic and will continue to trade during restrictions imposed by the UK government. On this basis, the director considers it appropriate to prepare the financial statements on a going concern basis. The financial statements do not contain any adjustments that would be required if the Company were not able to continue as a going concern.

2.3 Turnover

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. The following criteria must also be met before turnover is recognised:

Rendering of services

Turnover from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of turnover can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2.4 Finance costs

Finance costs are charged to profit or loss 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.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2019**

2. Accounting policies (continued)

2.5 Borrowing costs

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

2.6 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss 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 corporation 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 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 balance sheet date.

2.7 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, on a reducing balance basis.

Depreciation is provided on the following basis:

Fixtures and fittings	-	25%
		reducing balance

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 profit or loss.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2019**

2. Accounting policies (continued)

2.8 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 profit or loss.

2.9 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.10 Associates and joint ventures

Associates and Joint Ventures are held at cost less impairment.

2.11 Debtors

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

2.12 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.

2.13 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 profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet 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 Balance Sheet.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2019**

2. Accounting policies (continued)

2.14 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 Income and Retained Earnings.

3. Employees

The average monthly number of employees, including directors, during the year was 2 (2018 - 2).

CANFORD LETTINGS LTD

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2019

4. Tangible fixed assets

	Other fixed assets £
Cost	
At 1 December 2018	10,752
	<hr/>
At 30 November 2019	10,752
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Depreciation	
At 1 December 2018	6,475
Charge for the year on owned assets	1,069
	<hr/>
At 30 November 2019	7,544
	<hr/>
Net book value	
At 30 November 2019	3,208
	<hr/>
At 30 November 2018	4,277
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5. Fixed asset investments

	Investments in associates £
Cost or valuation	
At 1 December 2018	1
	<hr/>
At 30 November 2019	1
	<hr/>

CANFORD LETTINGS LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2019**

6. Investment property

Freehold
investment
property
£

Valuation

At 1 December 2018

2,510,000

At 30 November 2019

2,510,000

The 2019 valuations were made by the 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:

	2019 £	2018 £
Historic cost	<u>2,203,279</u>	<u>2,203,279</u>

7. Debtors

	2019 £	2018 £
Prepayments and accrued income	<u>670</u>	<u>303</u>

8. Creditors: Amounts falling due within one year

	2019 £	2018 £
Bank loans	95,082	90,918
Amounts owed to group undertakings	59,526	41,035
Corporation tax	14,287	2,548
Other creditors	79,443	78,917
Accruals and deferred income	9,553	6,783
	<u>257,891</u>	<u>220,201</u>

CANFORD LETTINGS LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2019**

9. Creditors: Amounts falling due after more than one year

	2019 £	2018 £
Bank loans	<u>1,080,701</u>	<u>1,176,864</u>

Included within creditors are secured debts amounting to £1,175,783 (2018 - £1,267,782) which are secured on the assets to which they relate.

10. Loans

Analysis of the maturity of loans is given below:

	2019 £	2018 £
Amounts falling due within one year		
Bank loans	95,082	90,918
Amounts falling due 1-2 years		
Bank loans	95,082	90,918
Amounts falling due 2-5 years		
Bank loans	285,246	272,756
Amounts falling due after more than 5 years		
Bank loans	700,373	813,190
	<u>1,175,783</u>	<u>1,267,782</u>

CANFORD LETTINGS LTD

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2019

11. Deferred taxation

	2019 £
At beginning of year	(28,942)
Charged to profit or loss	203
At end of year	<u>(28,739)</u>

The provision for deferred taxation is made up as follows:

	2019 £	2018 £
Accelerated capital allowances	(581)	(784)
Revalued investment properties	(28,158)	(28,158)
	<u>(28,739)</u>	<u>(28,942)</u>

12. Share capital

	2019 £	2018 £
Allotted, called up and fully paid		
40 (2018 - 40) Ordinary A shares of £1.00 each	40	40
10 (2018 - 10) Ordinary B shares of £1.00 each	10	10
10 (2018 - 10) Ordinary C shares of £1.00 each	10	10
40 (2018 - 40) Ordinary D shares of £1.00 each	40	40
	<u>100</u>	<u>100</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2019**

13. Related party transactions

During the year the Company operated loans with the directors of the Company. The amount payable to the directors of the Company at the year end was £79,443 (2017 - £78,917). These loans are interest free and repayable on demand.

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.