
12 PROPERTY FE LIMITED

UNAUDITED
DIRECTOR'S REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016

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12 PROPERTY FE LIMITED

COMPANY INFORMATION

Director	J L Woolf
Registered number	09351326
Registered office	3 Brook Business Centre Cowley Mill Road Uxbridge Middlesex UB8 2FX
Accountants	Barnes Roffe LLP Chartered Accountants 3 Brook Business Centre Cowley Mill Road Uxbridge Middlesex UB8 2FX

12 PROPERTY FE LIMITED

**DIRECTOR'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2016**

The director presents his report and the financial statements for the year ended 31 December 2016.

Director

The director who served during the year was:

J L Woolf

Small companies note

In preparing this report, the director have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on

30 July 2017

and signed on its behalf.

J L Woolf
Director



12 PROPERTY FE LIMITED

CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF 12 PROPERTY FE LIMITED FOR THE YEAR ENDED 31 DECEMBER 2016

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of 12 Property FE Limited for the year ended 31 December 2016 which comprise the Statement of comprehensive income, the Statement of financial position and the related notes from the Company accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance/>.

This report is made solely to the director of 12 Property FE Limited in accordance with the terms of our engagement letter dated 21 July 2016. Our work has been undertaken solely to prepare for your approval the financial statements of 12 Property FE Limited and state those matters that we have agreed to state to the director of 12 Property FE Limited in this report in accordance with ICAEW Technical Release TECH07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than 12 Property FE Limited and its director for our work or for this report.

It is your duty to ensure that 12 Property FE Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit or loss of 12 Property FE Limited. You consider that 12 Property FE Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or review of the financial statements of 12 Property FE Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Barnes Roffe LLP

Barnes Roffe LLP

Chartered Accountants
3 Brook Business Centre
Cowley Mill Road
Uxbridge
Middlesex
UB8 2FX

Date:

21st September 2017

12 PROPERTY FE LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2016**

	Note	2016 £	2015 £
Turnover		812,143	262,491
Cost of sales		(988,795)	(118,855)
Gross (loss)/profit		(176,652)	143,636
Administrative expenses		(143,540)	(158,560)
Operating loss		(320,192)	(14,924)
Interest payable and expenses	5	(378,100)	(283,884)
Loss before tax		(698,292)	(298,808)
Loss for the year		(698,292)	(298,808)
Total comprehensive income for the year		(698,292)	(298,808)

The notes on pages 5 to 12 form part of these financial statements.

12 PROPERTY FE LIMITED
REGISTERED NUMBER: 09351326

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2016

	Note	2016 £	2015 £
Fixed assets			
Investment property	6	6,523,912	6,473,296
		<u>6,523,912</u>	<u>6,473,296</u>
Current assets			
Debtors: amounts falling due within one year	7	68,271	47,012
Cash at bank and in hand	8	21,599	131,515
		<u>89,870</u>	<u>178,527</u>
Creditors: amounts falling due within one year	9	(187,963)	(4,446,317)
Net current liabilities		<u>(98,093)</u>	<u>(4,267,790)</u>
Total assets less current liabilities		<u>6,425,819</u>	<u>2,205,506</u>
Creditors: amounts falling due after more than one year	10	(7,422,809)	(2,504,204)
Net liabilities		<u><u>(996,990)</u></u>	<u><u>(298,698)</u></u>
Capital and reserves			
Called up share capital	12	110	110
Profit and loss account	13	(997,100)	(298,808)
		<u><u>(996,990)</u></u>	<u><u>(298,698)</u></u>

The director considers 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.

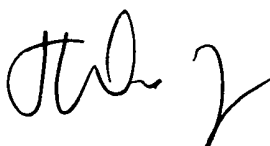
The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared 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 were approved and authorised for issue by the board and were signed on its behalf on

J L Woolf
Director

The notes on pages 5 to 12 form part of these financial statements.



3 July 2017

12 PROPERTY FE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

1. General information

12 Property FE Limited is a limited company incorporated in England and Wales. The address of the registered office is 3 Brook Business Centre, Cowley Mill Road, Uxbridge, Middlesex, UB8 2FX.

The company specialises in providing student and similar accommodation.

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.

These financial statements for the year ended 31 December 2016 are the first financial statements that comply with FRS102. The date of transition is 1 January 2015.

Information on the impact of first time adoption of FRS 102 1A is given in note 16.

The following principal accounting policies have been applied:

2.2 Going concern

The financial statements are prepared on a going concern basis. However, the balance sheet records net current liabilities in the sum of £98,093 (2015 - £4,267,790) which indicates that the company may not be able to continue to trade for the foreseeable future. The company, however, continues to rely on loans from shareholders to provide sufficient working capital to keep trading and provided this is ongoing, the directors believe it is appropriate to prepare the accounts on a going concern basis.

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

Rendering of services

Revenue 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 revenue 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.

Rental income is recognised when services are provided.

12 PROPERTY FE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

2. Accounting policies (continued)

2.4 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. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the directors, necessary in order to give a true and fair view of the financial position of the company.

2.5 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.

2.6 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. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.7 Financial instruments

The Company only enters into basic financial instruments 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 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

12 PROPERTY FE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

2. Accounting policies (continued)

2.7 Financial instruments (continued)

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.

2.8 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.

2.9 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.

2.10 Borrowing costs

All borrowing costs are recognised in the Statement of comprehensive income in the year in which they are incurred.

2.11 Taxation

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.

3. Employees

The average monthly number of employees, including directors, during the year was 1 (2015 - 0).

4. Director's remuneration

The director does not receive any remuneration (2015 - £Nil).

The director is the only key management personnel and therefore there is no compensation to him (2015 - £Nil).

12 PROPERTY FE LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016

5. Interest payable and similar charges

	2016 £	2015 £
Bank interest payable	187,037	199,640
Other loan interest payable	191,063	84,244
	<u>378,100</u>	<u>283,884</u>

6. Investment property

	Investment property £
Valuation	
At 1 January 2016	6,473,296
Additions at cost	50,616
At 31 December 2016	<u><u>6,523,912</u></u>

The 2016 valuations were made by the director, on an open market value for existing use basis.

12 PROPERTY FE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016**

7. Debtors

	2016 £	2015 £
Trade debtors	6,576	34,771
Other debtors	1,878	940
Prepayments and accrued income	59,817	11,301
	<u>68,271</u>	<u>47,012</u>

8. Cash and cash equivalents

	2016 £	2015 £
Cash at bank and in hand	21,599	131,515
	<u>21,599</u>	<u>131,515</u>

9. Creditors: Amounts falling due within one year

	2016 £	2015 £
Bank loans	-	4,216,215
Trade creditors	36,974	34,624
Other taxation and social security	-	4,005
Other creditors	132,859	127,021
Accruals and deferred income	18,130	64,452
	<u>187,963</u>	<u>4,446,317</u>

Bank loans are secured by a fixed charge over the property, a floating charge over the assets of the company.

12 PROPERTY FE LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016

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

	2016 £	2015 £
Bank loans	4,225,000	-
Other creditors	3,197,809	2,504,204
	<u>7,422,809</u>	<u>2,504,204</u>

11. Loans

Analysis of the maturity of loans is given below:

	2016 £	2015 £
Amounts falling due within one year		
Bank loans	-	4,216,215
	<u>-</u>	<u>4,216,215</u>
Amounts falling due 2-5 years		
Bank loans	4,225,000	-
	<u>4,225,000</u>	<u>-</u>
	<u>4,225,000</u>	<u>4,216,215</u>

12 PROPERTY FE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

12. Share capital

	2016 £	2015 £
Allotted, called up and fully paid		
100 Ordinary A shares of £1 each	100	100
10 Ordinary B shares of £1 each	10	10
	<hr/>	<hr/>
	110	110
	<hr/>	<hr/>

Ordinary A £1 shares and Ordinary B £1 shares are separate classes of shares for the purpose of declaring dividends.

Ordinary B £1 shares are non-voting and participate in income and on a return of capital only by a resolution of the holders of the Ordinary A shares.

13. Reserves

Profit & loss account

The profit and loss account includes all current and prior period retained profits and losses.

12 PROPERTY FE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

14. Related party transactions

Included within other creditors is an amount of £93,280 (2015 - £56,000) due to J L Woolf, the director. No interest is charged on this loan.

Included within other creditors is an amount of £199,992 (2015 - £199,992) owed to Regent International Management, a shareholder. The interest accrued on this loan during the period was £10,176 (2015 - £3,534). Total interest owed to Regent International Management was £13,710.

Included within other creditors is an amount of £399,984 (2015 - £399,984) owed to Lord Dalmeny, a shareholder. The interest accrued on this loan during the period was £20,354 (2015 - £7,068). Total interest owed to Lord Dalmeny was £27,422.

At the year end, the company owed £Nil (2015 - £1,300,000) on an additional loan to Lord Dalmeny, as the loan of £1,300,000 has been transferred to Czech Property Holdings, a company in which Prague Property Holdings (BVI) Limited is a majority shareholder.

Included within other creditors is an amount of £120,000 (2015 - £120,000) owed to Prague Property Holdings (BVI) Limited, a company related by virtue of common control with Artemis Trustees Limited. The interest accrued on this loan during the period was £6,106 (2015 - £2,121). Total interest owed to Prague Property Holdings (BVI) Limited was £8,227.

At the year end, the company owed £Nil (2015 - £399,984) to Westchester Capital Limited, a shareholder, as the loan has been transferred to Czech Property Holdings.

At the year end, the company owed £2,202,526 (2015 - £Nil) to Czech Property Holdings. Total interest accrued on this loan was £225,948 (2015 - £Nil).

Within other creditors is an amount of £1,130 (2015 - £Nil) due to Flow East LLP, a LLP in which J L Woolf is a member.

15. Controlling party and Parent undertaking

The ultimate controlling party of the company is Artemis Trustees Limited as trustee of a discretionary settlement. J L Woolf, the director, is a discretionary beneficiary of the settlement.

The parent undertaking during the period was Belleflower Overseas Limited, a company incorporated in the British Virgin Islands.

16. First time adoption of FRS 102

The policies applied under the entity's previous accounting framework are not materially different to FRS 102 and have not impacted on equity or profit or loss.