

Company Registration No. 09402066 (England and Wales)

REAL ESTATE INVESTMENT (ALTRINCHAM) LTD
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020
PAGES FOR FILING WITH REGISTRAR

REAL ESTATE INVESTMENT (ALTRINCHAM) LTD

COMPANY INFORMATION

Directors	D Flood B Leigh-Bramwell R Leigh-Bramwell R Martinez E Martinez S Slater B Flood
Company number	09402066
Registered office	80 Mosley Street Manchester M3 5NA
Auditor	Lopian Gross Barnett & Co Chartered Accountants 1st Floor, Cloister House Riverside New Bailey Street Manchester M3 5FS
Business address	80 Mosley Street Manchester M2 3FX
Bankers	Santander (Merseyside) Santander UK Plc Customer Service Centre Bootle Merseyside L30 4GB

REAL ESTATE INVESTMENT (ALTRINCHAM) LTD

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REAL ESTATE INVESTMENT (ALTRINCHAM) LTD

BALANCE SHEET

AS AT 31 MARCH 2020

	Notes	2020 £	£	2019 £	£
Current assets					
Stocks		17,445,403		14,042,061	
Debtors		9,721		8,794	
Cash at bank and in hand		46,685		78,215	
		<u>17,501,809</u>		<u>14,129,070</u>	
Creditors: amounts falling due within one year	3	<u>(322,902)</u>		<u>(78,219)</u>	
Net current assets			17,178,907		14,050,851
Creditors: amounts falling due after more than one year	4		<u>(16,778,381)</u>		<u>(13,644,634)</u>
Net assets			<u>400,526</u>		<u>406,217</u>
Capital and reserves					
Called up share capital	5		427,500		427,500
Profit and loss reserves			<u>(26,974)</u>		<u>(21,283)</u>
Total equity			<u>400,526</u>		<u>406,217</u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

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

The financial statements were approved by the board of directors and authorised for issue on 23 March 2021 and are signed on its behalf by:

S Slater
Director

Company Registration No. 09402066

REAL ESTATE INVESTMENT (ALTRINCHAM) LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

Company information

Real Estate Investment (Altrincham) Ltd is a private company limited by shares incorporated in England and Wales. The registered office is 80 Mosley Street, Manchester, M2 3FX.

1.1 Accounting convention

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 companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 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 cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover relates to the sale of property and is recognised at the point the significant risks and rewards of ownership have been transferred to the purchaser. Transfer of risks and rewards occurs at legal completion. At the year end, no contracts had reached legal completion or been exchanged unconditionally.

Turnover is recognised at the fair value of the consideration received or receivable on legal completion and is shown net of VAT and other sales related taxes.

1.4 Stocks

Property, including land held under development, acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as stock and is measured at the lower of cost and net realisable value.

Cost comprises of the invoiced value of development works carried out, all other development related costs and interest charges from the bank loan.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less estimated costs of completion and the estimated costs necessary to make the sale.

At each reporting date, an assessment is made for impairment and any excess of the carrying amount of stocks over its net realisable value is recognised as an impairment loss in the profit and loss account.

1.5 Cash and cash equivalents

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

REAL ESTATE INVESTMENT (ALTRINCHAM) LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

(Continued)

1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

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

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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 transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs.

Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2020 Number	2019 Number
Total	-	-

REAL ESTATE INVESTMENT (ALTRINCHAM) LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

3 Creditors: amounts falling due within one year

	2020 £	2019 £
Trade creditors	273,506	41,219
Other creditors	49,396	37,000
	<u>322,902</u>	<u>78,219</u>

4 Creditors: amounts falling due after more than one year

	2020 £	2019 £
Bank loans and overdrafts	10,974,636	8,191,647
Other creditors	5,803,745	5,452,987
	<u>16,778,381</u>	<u>13,644,634</u>

The land and buildings held within stock have been pledged to secure the above bank loan.

5 Called up share capital

	2020 £	2019 £
Ordinary share capital Issued and fully paid		
333 Ordinary "A" shares of £608.108108 each	202,500	202,500
333 Ordinary "B" shares of £608.108108 each	202,500	202,500
333 Ordinary "C" shares of £67.56757 each	22,500	22,500
	<u>427,500</u>	<u>427,500</u>

6 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Jonathan Brodie ACA.
The auditor was Lopian Gross Barnett & Co.

7 Financial commitments, guarantees and contingent liabilities

From 28 April 2017 the company was subject to the following charges from Business Lending Residential Funding 2 Limited. A fixed charge over the land and buildings held, and also a floating charge over all the property or undertakings of the company.

REAL ESTATE INVESTMENT (ALTRINCHAM) LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

8 Events after the reporting date

The Directors have closely monitored the Government guidance in response to the Covid-19 Pandemic and have implemented measures in line with Governmental guidelines. The Directors have assessed the impact of Covid-19 on the company and conclude that there are no items resulting from the Covid-19 Pandemic which require disclosure at the balance sheet date.

9 Related party transactions

During the period there were no related party transactions outside the normal course of business.

10 Ultimate controlling parties

The ultimate controlling parties are Real Estate Investment Partnerships Ltd and Leigh Holdings Ltd.

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.