

REGISTERED NUMBER: 09502765 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2018

FOR

SOUTHGATE VIEWS LIMITED

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FOR THE YEAR ENDED 31 MARCH 2018

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SOUTHGATE VIEWS LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2018

DIRECTORS:

Mr P Adamou
Mr T Panayiotou
Mr P Stavrou
Mr C Stylianou

REGISTERED OFFICE:

South Point House
321 Chase Road
London
N14 6JT

REGISTERED NUMBER:

09502765 (England and Wales)

ACCOUNTANTS:

EA
Chartered Accountants
869 High Road
London
N12 8QA

STATEMENT OF FINANCIAL POSITION
31 MARCH 2018

	Notes	2018 £	£	2017 £	£
FIXED ASSETS					
Investment property	3		14,041,559		11,573,659
CURRENT ASSETS					
Debtors	4	47,417		600	
Cash at bank		<u>42,933</u>		<u>11,715</u>	
		90,350		12,315	
CREDITORS					
Amounts falling due within one year	5	<u>5,199,621</u>		<u>11,662,530</u>	
NET CURRENT LIABILITIES			<u>(5,109,271)</u>		<u>(11,650,215)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			8,932,288		(76,556)
CREDITORS					
Amounts falling due after more than one year	6		<u>9,000,000</u>		<u>-</u>
NET LIABILITIES			<u>(67,712)</u>		<u>(76,556)</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			<u>(67,812)</u>		<u>(76,656)</u>
SHAREHOLDERS' FUNDS			<u>(67,712)</u>		<u>(76,556)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2018 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of
- (b) Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 27 December 2018 and were signed on its behalf by:

Mr C Stylianou - Director

Mr T Panayiotou - Director

Mr P Stavrou - Director

Mr P Adamou - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018

1. **STATUTORY INFORMATION**

Southgate Views Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. **ACCOUNTING POLICIES**

BASIS OF PREPARING THE FINANCIAL STATEMENTS

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The financial statements have been prepared on going concern basis as the directors are satisfied that the company will have adequate resources to meet its liabilities to third parties as they fall due.

INVESTMENT PROPERTY

Investment properties are carried at fair value. Revaluation surpluses are recognised in the income statement. Deferred Taxation is provided on these gains at the rate expected to apply when the property is sold. No depreciation is provided in respect of investment properties.

The Companies Act 2006 requires all properties to be depreciated. However, this requirement conflicts with the generally accepted accounting principle set out in FRS 102 (Section 1A). The director considers that, because these properties are not held for consumption but for their investment potential, to depreciate them would not give a true and fair view and that it is necessary to adopt FRS 102 (Section 1A) in order to give a true and fair view. If this departure from the Act had not been made, the loss for the financial year would have been increased by the amount of depreciation.

TAXATION

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

DEFERRED TAX

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 April 2017	11,573,659
Appropriation to fixed assets	2,456,850
Additions	11,050
At 31 March 2018	14,041,559
NET BOOK VALUE	
At 31 March 2018	14,041,559
At 31 March 2017	11,573,659

Investment properties were valued on a fair value basis, by the directors, at the year end.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2018

4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Trade debtors	36,817	-
Other debtors	10,600	600
	<u>47,417</u>	<u>600</u>

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Trade creditors	-	317,500
Other creditors	5,199,621	11,345,030
	<u>5,199,621</u>	<u>11,662,530</u>

6. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2018	2017
	£	£
Bank loans	<u>9,000,000</u>	<u>-</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>9,000,000</u>	<u>-</u>

7. RELATED PARTY DISCLOSURES

Included in creditors, amounts falling due within one year, is an interest free amount of £4,663,801 (2017: £10,544,430) due to the Parent company, Brookway LP. The companies are connected by virtue of Mr P Adamou, Mr T Panayiotou, Mr P Stavrou and Mr C Stylianou being Partners in Brookway LP as well as Directors in Southgate Views Limited.

Included in creditors, amounts falling due within one year, is also an interest free amount of £75,000 (2017: Nil) due to Hollywood Estates Limited. The companies are connected by virtue of Mr P Adamou and Mr P Stavrou being Directors in Hollywood Estates Limited as well as Directors in Southgate Views Limited.

Also included in creditors, amounts falling due within one year, is an interest free amount of Nil (2017: £800,000) due to Adams & Styles Properties Limited. The companies are connected by Adams & Styles Properties Limited being under the control of the directors Mr P Adamou and Mr C Stylianou.

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.