

**Company Registration No. 10627731 (England and Wales)**

**BAM (NORTHCOTE) INVEST LTD**

**UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

**PAGES FOR FILING WITH REGISTRAR**



# **BAM (NORTHCOTE) INVEST LTD**

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**BAM (NORTHCOTE) INVEST LTD****BALANCE SHEET****AS AT 31 DECEMBER 2020**

	Notes	2020 £	£	2019 £	£
<b>Fixed assets</b>					
Investment properties	4	1,555,000		2,000,000	
<b>Current assets</b>					
Debtors	5	33,794		21,570	
Cash at bank and in hand		24,658		115,832	
		<u>58,452</u>		<u>137,402</u>	
<b>Creditors: amounts falling due within one year</b>	6	<u>(2,322,907)</u>		<u>(2,405,567)</u>	
<b>Net current liabilities</b>			(2,264,455)		(2,268,165)
<b>Net liabilities</b>			<u>(709,455)</u>		<u>(268,165)</u>
<b>Capital and reserves</b>					
Called up share capital		830,100		830,100	
Profit and loss reserves		(1,539,555)		(1,098,265)	
<b>Total equity</b>			<u>(709,455)</u>		<u>(268,165)</u>

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

For the financial year ended 31 December 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

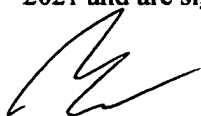
**BAM (NORTHCOTE) INVEST LTD**

**BALANCE SHEET (CONTINUED)**

**AS AT 31 DECEMBER 2020**

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The financial statements were approved by the board of directors and authorised for issue on 27 September 2021 and are signed on its behalf by:



**J W Turner**  
**Director**

**Company Registration No. 10627731**

# **BAM (NORTHCOTE) INVEST LTD**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020**

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### **1 Accounting policies**

#### **Company information**

BAM (Northcote) Invest Ltd is a private company limited by shares incorporated in England and Wales. The registered office is Hyde Park House, 5 Manfred Road, London, SW15 2RS.

#### **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**

In the annual review of the company's going concern, the directors have considered the long term impact of the Covid-19 pandemic. The company has entered into long-term contracts with both customers and suppliers, and after careful review of these contracts the directors are confident that the company can operate as normal for the next twelve months. The directors have committed to carrying out regular reviews of the company's cash flows to monitor the ongoing situation.

#### **1.3 Turnover**

Turnover represents gross rental income from tenants, excluding VAT. Rental income is recognised over the term of the lease.

#### **1.4 Investment properties**

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

#### **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.

# **BAM (NORTHCOTE) INVEST LTD**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

### **FOR THE YEAR ENDED 31 DECEMBER 2020**

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#### **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.

# **BAM (NORTHCOTE) INVEST LTD**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

### **FOR THE YEAR ENDED 31 DECEMBER 2020**

#### **1 Accounting policies**

**(Continued)**

##### **1.8 Foreign exchange**

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

#### **2 Judgements and key sources of estimation uncertainty**

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

#### **3 Employees**

The average monthly number of persons (including directors) employed by the company during the year was 4 (2018 - 4).

#### **4 Investment property**

	<b>2020</b>
	<b>£</b>
<b>Fair value</b>	
At 1 January 2020	2,000,000
Disposals	(275,000)
Other changes	(170,000)
	<hr/>
At 31 December 2020	1,555,000
	<hr/> <hr/>

This year, a valuation was carried out by Anthony Wilson-O'Neil (a chartered independent surveyor) on the investment property of BAM (Northcote) Invest Ltd, as at 31 December 2020. This showed the fair value of the investment property to be less than cost, hence an impairment on investment has been recognised.

**BAM (NORTHCOTE) INVEST LTD****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2020****5 Debtors**

	2020	2019
	£	£
<b>Amounts falling due within one year:</b>		
Amounts owed by group undertakings	26,767	17,467
Other debtors	7,027	-
Prepayments and accrued income	-	4,103
	<u>33,794</u>	<u>21,570</u>

**6 Creditors: amounts falling due within one year**

	2020	2019
	£	£
Other borrowings	1,022,965	1,290,358
Trade creditors	35,231	9,747
Amounts owed to group undertakings	125,987	105,193
Taxation and social security	-	507
Other creditors	1,118,366	989,704
Accruals and deferred income	20,358	10,058
	<u>2,322,907</u>	<u>2,405,567</u>

The effective rate of interest on other borrowings of £1,022,965 is 7.5% (2019: £1,290,358 included in long term creditors).

The amounts owed to related parties includes amounts due to KH IV Estates 802 Limited of £1,118,366 (2019: £989,704) which accrues interest at 10% on the outstanding balance.

**7 Related party transactions**

Included within current liabilities at the year end is an amount of £125,987 (2019: £105,193) owed to Balmain Asset Management (UK) Ltd.

**8 Parent company**

The immediate parent company is Balmain Asset Managment (UK) Capital LLP.



The immediate parent company is Bahrain Asset Management (BAM) Company LLC

## a Parent company

Bahrain Asset Management (BAM) Ltd

Included within current liabilities at the year end is an amount of £152,083 (2010: £102,183) owed to

## 1 Related party transactions

£1,118,388 (2010: £888,304) which accrues interest at 10% on the outstanding balance

The amounts owed to related parties includes amounts due to K.H. Al-Faraj 80% limited of long term creditors)

The effective rate of interest on other borrowings of £1,055,002 is 12% (2010: £1,500,328 included in

	2010	2011
Accruals and deferred income	30,328	10,028
Other creditors	1,118,388	888,304
Taxation and social security	-	203
Amounts owed to group undertakings	152,083	102,183
Trade creditors	32,571	8,143
Other borrowings	1,055,002	1,500,328
	£	£
	3050	3010

## e Creditors: amounts falling due within one year

	2010	2011
Prepayments and accrued income	-	4,103
Other debtors	1,053	-
Amounts owed by group undertakings	30,328	13,451
Amounts falling due within one year	£	£
	3050	3010

## 2 Debtors

FOR THE YEAR ENDED 31 DECEMBER 2010

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

BAM (MOBILCOLE) PAPER LTD