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**IPE TANNER STREET LIMITED**

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**UNAUDITED**  
**FINANCIAL STATEMENTS**  
**INFORMATION FOR FILING WITH THE REGISTRAR**  
**FOR THE YEAR ENDED 31 MARCH 2021**

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31/03/2022

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COMPANIES HOUSE

**IPe TANNER STREET LIMITED**  
**REGISTERED NUMBER: 11056180**

**BALANCE SHEET**  
**AS AT 31 MARCH 2021**

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Investment property		761,222	762,928
		<u>761,222</u>	<u>762,928</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	5	-	270,716
Cash at bank and in hand	6	47	184
		<u>47</u>	<u>270,900</u>
Creditors: amounts falling due within one year	7	(739,659)	(987,047)
<b>Net current liabilities</b>		<u>(739,612)</u>	<u>(716,147)</u>
<b>Total assets less current liabilities</b>		<u>21,610</u>	<u>46,781</u>
<b>Net assets</b>		<u><u>21,610</u></u>	<u><u>46,781</u></u>
<b>Capital and reserves</b>			
Called up share capital		100	100
Investment property reserve	9	(28,793)	(27,087)
Profit and loss account	9	50,303	73,768
		<u>21,610</u>	<u>46,781</u>

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**IPE TANNER STREET LIMITED**  
**REGISTERED NUMBER: 11056180**

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**BALANCE SHEET (CONTINUED)**  
**AS AT 31 MARCH 2021**

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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 the 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 Company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

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 comprehensive income 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:

  
**Mohammed Adnan Imam**  
Director

Date: 30 March 2022

**IPE TANNER STREET LIMITED**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 MARCH 2021**

	Called up share capital	Investment property revaluation reserve	Profit and loss account	Total equity
	£	£	£	£
At 1 April 2020	100	(27,087)	73,768	46,781
<b>Comprehensive income for the year</b>				
Loss for the year	-	-	(23,465)	(23,465)
Other movement type 1	-	(1,706)	-	(1,706)
<b>Other comprehensive income for the year</b>	-	(1,706)	-	(1,706)
<b>Total comprehensive income for the year</b>	-	(1,706)	(23,465)	(25,171)
<b>Total transactions with owners</b>	-	-	-	-
<b>At 31 March 2021</b>	<b>100</b>	<b>(28,793)</b>	<b>50,303</b>	<b>21,610</b>

The notes on pages 5 to 10 form part of these financial statements.

**IPE TANNER STREET LIMITED**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 MARCH 2020**

	Called up share capital	Investment property revaluation reserve	Profit and loss account	Total equity
	£	£	£	£
At 1 April 2019	100	-	86,453	86,553
<b>Comprehensive income for the year</b>				
Loss for the year	-	-	(12,685)	(12,685)
Other movement type 1	-	(27,087)	-	(27,087)
<b>Other comprehensive income for the year</b>	-	(27,087)	-	(27,087)
<b>Total comprehensive income for the year</b>	-	(27,087)	(12,685)	(39,772)
<b>Total transactions with owners</b>	-	-	-	-
<b>At 31 March 2020</b>	<b>100</b>	<b>(27,087)</b>	<b>73,768</b>	<b>46,781</b>

The notes on pages 5 to 10 form part of these financial statements.

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## IPe TANNER STREET LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

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#### 1. General information

The company is a members limited liability company incorporated in the United Kingdom.  
The registered address of the company is:  
73 New Bond Street  
London  
W1S 1RS  
The Company's principal activity continued to be of property development.

#### 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 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.

##### 2.2 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:

###### **Sale of goods**

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the Company has transferred the significant risks and rewards of ownership to the buyer;
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

###### **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.

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## **IPE TANNER STREET LIMITED**

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### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

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#### **2. Accounting policies (continued)**

##### **2.3 Borrowing costs**

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

##### **2.4 Taxation**

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 income 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.

##### **2.5 Tangible fixed assets**

Tangible fixed assets under the cost model 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.

Land is not depreciated. Depreciation on other assets is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

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.

##### **2.6 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.

##### **2.7 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.

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## IPE TANNER STREET LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

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#### 2. Accounting policies (continued)

##### 2.8 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.

##### 2.9 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.

##### 2.10 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 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 in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

Investments in non-derivative instruments that are equity to the issuer are measured:

- at fair value with changes recognised in the Statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably;
- at cost less impairment for all other investments.

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 is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet when



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**IPE TANNER STREET LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**2. Accounting policies (continued)**

**2.10 Financial instruments (continued)**

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.

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or income as appropriate. The company does not currently apply hedge accounting for interest rate and foreign exchange derivatives.

**3. Employees**

The Company has no employees other than the directors, who did not receive any remuneration (2021 - £NIL).

**4. Investment property**

	Freehold investment property £	Long term leasehold investment property £	Total £
<b>Valuation</b>			
At 1 April 2020	-	762,928	762,928
Additions at cost	111,222	(112,928)	(1,706)
<b>At 31 March 2021</b>	<b>111,222</b>	<b>650,000</b>	<b>761,222</b>

The 2021 valuations were made by Director, on an open market value for existing use basis.

	2021 £	2020 £
<b>Revaluation reserves</b>		
At 1 April 2020	(27,087)	-
Net deficit in movement properties	(1,706)	(27,087)
<b>At 31 March 2021</b>	<b>(28,793)</b>	<b>(27,087)</b>

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

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**IPE TANNER STREET LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**5. Debtors**

	2021 £	2020 £
Amounts owed by group undertakings	-	269,898
Other debtors	-	818
	<u>-</u>	<u>270,716</u>

**6. Cash and cash equivalents**

	2021 £	2020 £
Cash at bank and in hand	46	184
	<u>46</u>	<u>184</u>

**7. Creditors: Amounts falling due within one year**

	2021 £	2020 £
Bank loans	416,060	941,283
Trade creditors	16,423	8,010
Amounts owed to group undertakings	282,203	-
Corporation tax	24,973	18,194
Other creditors	-	19,560
	<u>739,659</u>	<u>987,047</u>

The following liabilities were secured:

	2021 £	2020 £
Bank Loan	366,060	941,283
	<u>366,060</u>	<u>941,283</u>

Details of security provided:

Bank loans of £366,060 (2020 - £941,283) were secured on the assets of the company

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**IPE TANNER STREET LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**8. Financial instruments**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Financial assets</b>		
Financial assets measured at fair value through profit or loss	<b>46</b>	<b>184</b>

**9. Reserves**

**Profit and loss account**

**10. Related party transactions**

As at the year end the company owes from its ultimate parent compny IPE Group (Holdings) Ltd  
£282,201 (2020 - £269,898)

**11. Controlling party**

The ultimate controlling interst is the parent company IPE Group (Holdings) Limited, The ultimate controlling party is Mohammed Adnan Imam by virtue of his shareholding in the parent company IPE Group (Holdings) Limited.