

R&R (Greenford) Ltd
Annual Report and Unaudited Financial Statements
for the Year Ended 31 August 2021

Paul & Co
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R&R (Greenford) Ltd

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R&R (Greenford) Ltd

Company Information

Directors Lady R Ranger
Lord RS Ranger CBE
Hon Sabina Ranger

Registered office Sun House
428 Long Drive
Greenford
Middlesex
UB6 8UH

Accountants Paul & Co
8 Freetrade House
Lowther Road
Stanmore
Middx
HA7 1EP

R&R (Greenford) Ltd
(Registration number: 11642197)
Balance Sheet as at 31 August 2021

	Note	2021 £	2020 £
Fixed assets			
Investment property	<u>4</u>	28,234,495	26,411,288
Current assets			
Debtors	<u>5</u>	1,433,335	266,511
Cash at bank and in hand		77,123	-
		1,510,458	266,511
Creditors: Amounts falling due within one year	<u>6</u>	(11,783,601)	(9,153,748)
Net current liabilities		(10,273,143)	(8,887,237)
Total assets less current liabilities		17,961,352	17,524,051
Creditors: Amounts falling due after more than one year	<u>6</u>	(8,496,775)	(9,049,285)
Provisions for liabilities		(1,536,007)	(1,536,007)
Net assets		7,928,570	6,938,759
Capital and reserves			
Called up share capital	<u>7</u>	1	1
Revaluation reserve		6,548,242	6,548,242
Retained earnings		1,380,327	390,516
Shareholders' funds		7,928,570	6,938,759

For the financial year ending 31 August 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. As permitted by section 444 (5A) of the Companies Act 2006, the directors have not delivered to the registrar a copy of the Profit and Loss Account.

Approved and authorised by the Board on 22 December 2022 and signed on its behalf by:

R&R (Greenford) Ltd
(Registration number: 11642197)
Balance Sheet as at 31 August 2021

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Hon Sabina Ranger
Director

R&R (Greenford) Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 August 2021

1 General information

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

Sun House
428 Long Drive
Greenford
Middlesex
UB6 8UH
United Kingdom

These financial statements were authorised for issue by the Board on 22 December 2022.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A smaller entities - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' and the Companies Act 2006 (as applicable to companies subject to the small companies' regime).

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

The company recognises revenue when:

The amount of revenue can be reliably measured;
it is probable that future economic benefits will flow to the entity;
and specific criteria have been met for each of the company's activities.

Tax

The tax expense for the period comprises current tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

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 taxable income.

R&R (Greenford) Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 August 2021

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business. Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the profit and loss account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges. Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

R&R (Greenford) Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 August 2021

3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 3 (2020 - 3).

4 Investment properties

	2021
	£
At 1 September	26,411,288
Additions	<u>1,823,207</u>
At 31 August	<u><u>28,234,495</u></u>

Properties are revalued on the basis of independent valuations carried out by Savills (UK) Ltd and GL Hearn in September 2018 on separate properties.

5 Debtors

	2021	2020
	£	£
Current		
Trade debtors	100,426	153,607
Amounts owed by related parties	1,277,459	79,302
Prepayments	<u>55,450</u>	<u>33,602</u>
	<u><u>1,433,335</u></u>	<u><u>266,511</u></u>

R&R (Greenford) Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 August 2021

6 Creditors

Creditors: amounts falling due within one year

	Note	2021 £	2020 £
Due within one year			
Loans and borrowings	8	572,014	490,730
Trade creditors		133,714	109,654
Amounts owed to group undertakings and undertakings in which the company has a participating interest		10,465,456	8,401,500
Taxation and social security		330,567	147,164
Accruals and deferred income		4,500	3,600
Other creditors		277,350	1,100
		<u>11,783,601</u>	<u>9,153,748</u>

Creditors: amounts falling due after more than one year

	Note	2021 £	2020 £
Due after one year			
Loans and borrowings	8	<u>8,496,775</u>	<u>9,049,285</u>

7 Share capital

Allotted, called up and fully paid shares

	2021		2020	
	No.	£	No.	£
Ordinary Share of £1 each	1	1	1	1

8 Loans and borrowings

	2021 £	2020 £
Non-current loans and borrowings		
Bank borrowings	<u>8,496,775</u>	<u>9,049,285</u>

R&R (Greenford) Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 August 2021

	2021 £	2020 £
Current loans and borrowings		
Bank borrowings	572,014	475,000
Bank overdrafts	-	15,730
	<u>572,014</u>	<u>490,730</u>

The bank loan is secured by a fixed charge on the company's properties.

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.