

**REGISTRAR  
OF COMPANIES**

Company Registration No. 12190689 (England and Wales)

**SHELBORN QUORUM LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE PERIOD ENDED 30 SEPTEMBER 2020**  
**PAGES FOR FILING WITH REGISTRAR**

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# **SHELBORN QUORUM LIMITED**

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# SHELBORN QUORUM LIMITED

## BALANCE SHEET

AS AT 30 SEPTEMBER 2020

	Notes	2020 £	£
<b>Fixed assets</b>			
Investment properties	4		45,000,000
<b>Current assets</b>			
Debtors	5	633,444	
Cash at bank and in hand		2,385,539	
		<u>3,018,983</u>	
<b>Creditors: amounts falling due within one year</b>	6	<u>(3,263,550)</u>	
<b>Net current liabilities</b>			(244,567)
<b>Total assets less current liabilities</b>			<u>44,755,433</u>
<b>Creditors: amounts falling due after more than one year</b>	7		(33,767,719)
<b>Provisions for liabilities</b>			<u>(2,005,215)</u>
<b>Net assets</b>			<u><u>8,982,499</u></u>
<b>Capital and reserves</b>			
Called up share capital			1,000
Profit and loss reserves			<u>8,981,499</u>
<b>Total equity</b>			<u><u>8,982,499</u></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 period ended 30 September 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 period 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.

# **SHELBORN QUORUM LIMITED**

## **BALANCE SHEET (CONTINUED)**

**AS AT 30 SEPTEMBER 2020**

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The financial statements were approved by the board of directors and authorised for issue on ..... 16 | 06 | 21 .....  
and are signed on its behalf by:

.....  
M. Stimler  
Director



**Company Registration No. 12190689**

# SHELBORN QUORUM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE PERIOD ENDED 30 SEPTEMBER 2020**

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### **1 Accounting policies**

#### **Company information**

Shelborn Quorum Limited is a private company limited by shares incorporated in England and Wales. The registered office is Sutherland House, 70-78 West Hendon Broadway, London, NW9 7BT.

#### **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 Reporting period**

The figures in the current year columns represent the profit and loss account for the period 5 September 2019 to 30 September 2020 and the balance sheet at 30 September 2020.

#### **1.3 Turnover**

Turnover is recognised at the fair value of the consideration received or receivable for services provided in the normal course of business, and is shown net of VAT.

Turnover comprises rent receivable, service charges and other items of sundry income derived from the investment property situated in the United Kingdom and is recognised as follows:

- operating lease income on a straight line basis over the lease term; and
- recoverable property expenditure as it accrues.

#### **Expenses**

Expenses are accounted for on an accruals basis.

#### **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. The surplus or deficit on revaluation is recognised in profit or loss.

#### **1.5 Cash at bank and in hand**

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.

# SHELBORN QUORUM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 30 SEPTEMBER 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.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

#### 1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

# SHELBORN QUORUM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 30 SEPTEMBER 2020

### 1 Accounting policies

(Continued)

#### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

#### **Deferred tax**

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

### 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 period was:

	2020 Number
Total	-

# SHELBORN QUORUM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 30 SEPTEMBER 2020

### 4 Investment property

	2020 £
Fair value	
At 5 September 2019	-
Additions	34,369,143
Revaluations	10,630,857
	<hr/>
At 30 September 2020	45,000,000
	<hr/> <hr/>

Investment property comprises a freehold property. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 30 September 2020 the directors. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2020 £
Cost	34,369,143
Accumulated depreciation	-
	<hr/>
Carrying amount	34,369,143
	<hr/> <hr/>

### 5 Debtors

	2020 £
Amounts falling due within one year:	
Trade debtors	579,565
Other debtors	53,879
	<hr/>
	633,444
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# SHELBORN QUORUM LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 30 SEPTEMBER 2020

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

	2020 £
Bank loans	400,000
Trade creditors	493,841
Taxation and social security	86,821
Other creditors	2,282,888
	<u>3,263,550</u>

Bank borrowings are secured on the company's investment property.

**7 Creditors: amounts falling due after more than one year**

	2020 £
Bank loans and overdrafts	23,717,719
Other creditors	10,050,000
	<u>33,767,719</u>

Bank borrowings are secured on the company's investment property.

Creditors which fall due after five years are as follows:

	2020 £
Payable by instalments	<u>22,700,000</u>

**8 Related party transactions**

During the period the company received loans of £3,000,000 from shareholders in which the directors have beneficial interests. No interest was charged on these loans.