

F. H. Rowse Limited

Unaudited Financial Statements

Period Ended 31 January 2020

Company Number 00158243



F. H. Rowse Limited
Registered number:00158243

Statement of financial position
As at 31 January 2020

		31 January 2020 £	26 January 2019 £
	Note		
Fixed assets			
Intangible assets	5	12,500	15,000
Tangible assets	6	33,651	2,207
Investments	7	69,800	69,800
Investment property	8	8,868,198	8,715,000
		<u>8,984,149</u>	<u>8,802,007</u>
Current assets			
Stocks		166,629	198,196
Debtors: amounts falling due within one year	9	4,921,449	5,356,502
Bank and cash balances		1,123,837	155,902
		<u>6,211,915</u>	<u>5,710,600</u>
Creditors: amounts falling due within one year	10	(6,396,327)	(5,602,913)
Net current (liabilities)/assets		<u>(184,412)</u>	<u>107,687</u>
Total assets less current liabilities		<u>8,799,737</u>	<u>8,909,694</u>
Creditors: amounts falling due after more than one year	11	(441,266)	(498,454)
Net assets		<u><u>8,358,471</u></u>	<u><u>8,411,240</u></u>
Capital and reserves			
Called up share capital	12	7,435	7,435
Capital redemption reserve	13	45,265	45,265
Profit and loss account	13	8,305,771	8,358,540
		<u><u>8,358,471</u></u>	<u><u>8,411,240</u></u>

F. H. Rowse Limited
Registered number:00158243

Statement of financial position (continued)
As at 31 January 2020

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 period 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 financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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:



R Rowse
Director

Date: 13.1.2021

The notes on pages 3 to 13 form part of these financial statements.

F. H. Rowse Limited

Notes to the financial statements For the period ended 31 January 2020

1. General information

F. H. Rowse Limited is a private company, limited by shares, incorporated in England and Wales, registration number 00158243. The address of its registered office is 4 St Mary's Arcade, Wallingford, Oxfordshire, OX10 0EY.

The principal activity of the Company during the period was that of investment property and retail.

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 Section 1A of 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 (see note 3).

The financial statements are presented in pound sterling (£) and rounded to the nearest pound (£).

The following principal accounting policies have been applied:

2.2 Exemption from preparing consolidated financial statements

The Company, and the Group headed by it, qualify as small as set out in section 383 of the Companies Act 2006 and the parent and Group are considered eligible for the exemption to prepare consolidated accounts.

2.3 Going concern

The Company has net current liabilities of £184,412 (2019 - net current assets of £107,687) as a result of amounts due to the director and amounts due to companies under common control. The director and commonly controlled companies have expressed that they will continue to support the Company for the foreseeable future by not requesting repayment of this debt until the Company is in a position to be able to repay it.

The directors of the Company are currently assessing the impact of COVID-19. The situation is evolving rapidly and it is not possible at this stage to determine with any certainty the impact on the Company, its customers, employees and suppliers. The directors are continually reviewing their plans and forecasts and believe that the going concern basis is appropriate in the short term, however depending on the severity and length of the crisis there is a risk that the Company could require further funding or support.

F. H. Rowse Limited

Notes to the financial statements For the period ended 31 January 2020

2. Accounting policies (continued)

2.4 Turnover

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover 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 turnover is recognised:

Sale of goods

Turnover 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 turnover 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

Turnover 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 turnover 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.

2.5 Operating leases: the Company as lessee

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the lease term.

2.6 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.7 Borrowing costs

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

F. H. Rowse Limited

Notes to the financial statements For the period ended 31 January 2020

2. Accounting policies (continued)

2.8 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the statement of financial position. The assets of the plan are held separately from the Company in independently administered funds.

2.9 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 reporting date in the countries where the Company operates and generates income.

2.10 Intangible assets

Goodwill

Goodwill represents the difference between amounts paid on the cost of a business combination and the acquirer's interest in the fair value of its identifiable assets and liabilities of the acquiree at the date of acquisition. Subsequent to initial recognition, goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is amortised on a straight line basis to the statement of comprehensive income over its useful economic life.

2.11 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.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on the following basis.

Motor vehicles	-	25% reducing balance
Fixtures and fittings	-	25% straight line
Computer equipment	-	20% straight line

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.

F. H. Rowse Limited

Notes to the financial statements For the period ended 31 January 2020

2. Accounting policies (continued)

2.12 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.

2.13 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.14 Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

2.15 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.

2.16 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.

2.17 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.

2.18 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.

F. H. Rowse Limited

Notes to the financial statements For the period ended 31 January 2020

3. Judgments in applying accounting policies and key sources of estimation uncertainty

In the application of the Company's accounting policies, the directors are required to make judgments, estimates and assumptions about the carrying amounts 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Due to the nature of the Company, the only area where there are significant judgments which would affect the amounts recognised in the financial statements is the valuation of properties. These have been recognised based on market conditions and external information.

4. Employees

The average monthly number of employees, including directors, during the period was 16 (2019 - 15).

5. Intangible assets

	Goodwill £
Cost	
At 27 January 2019	50,000
At 31 January 2020	<u>50,000</u>
Amortisation	
At 27 January 2019	35,000
Charge for the period on owned assets	2,500
At 31 January 2020	<u>37,500</u>
Net book value	
At 31 January 2020	<u><u>12,500</u></u>
At 26 January 2019	<u><u>15,000</u></u>

F. H. Rowse Limited

Notes to the financial statements For the period ended 31 January 2020

6. Tangible fixed assets

	Motor vehicles £	Fixtures and fittings £	Computer equipment £	Total £
Cost or valuation				
At 27 January 2019	9,782	13,084	2,405	25,271
Additions	37,202	-	1,240	38,442
At 31 January 2020	46,984	13,084	3,645	63,713
Depreciation				
At 27 January 2019	9,369	12,566	1,129	23,064
Charge for the period on owned assets	6,304	334	360	6,998
At 31 January 2020	15,673	12,900	1,489	30,062
Net book value				
At 31 January 2020	31,311	184	2,156	33,651
At 26 January 2019	413	518	1,276	2,207

The net book value of assets held under finance leases or hire purchase contracts, included above, are as follows:

	31 January 2020 £	26 January 2019 £
Motor vehicles	31,002	-

F. H. Rowse Limited

Notes to the financial statements For the period ended 31 January 2020

7. Fixed asset investments

	Investments in subsidiary companies £
Cost or valuation	
At 27 January 2019	69,800
At 31 January 2020	69,800

Subsidiary undertakings

The following were subsidiary undertakings of the Company:

Name	Registered office	Class of shares	Holding
John Sanders Limited	4 St Mary's Arcade, Wallingford, Oxfordshire, OX10 0EY	Ordinary	99.99%
Rowse Properties Limited	4 St Mary's Arcade, Wallingford, Oxfordshire, OX10 0EY	Ordinary	99%

F. H. Rowse Limited

Notes to the financial statements For the period ended 31 January 2020

8. Investment property

	Freehold investment property £
Valuation	
At 27 January 2019	8,715,000
Additions at cost	108,198
Surplus on revaluation	45,000
At 31 January 2020	8,868,198

The 2020 valuations were made by the director, on an open market value for existing use basis.

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

	31 January 2020 £	26 January 2019 £
Historic cost	9,019,260	8,911,062

9. Debtors

	31 January 2020 £	26 January 2019 £
Trade debtors	19,598	46,510
Amounts owed by group undertakings	821,526	871,526
Other debtors	4,057,194	4,427,300
Prepayments and accrued income	23,131	11,166
	4,921,449	5,356,502

F. H. Rowse Limited

Notes to the financial statements For the period ended 31 January 2020

10. Creditors: Amounts falling due within one year

	31 January 2020 £	26 January 2019 £
Bank loans	73,505	65,239
Trade creditors	32,992	69,345
Corporation tax	-	20,000
Other taxation and social security	24,464	15,795
Obligations under finance lease and hire purchase contracts	4,894	-
Other creditors	6,231,018	5,404,136
Accruals and deferred income	29,454	28,398
	<u>6,396,327</u>	<u>5,602,913</u>

11. Creditors: Amounts falling due after more than one year

	31 January 2020 £	26 January 2019 £
Bank loans	416,683	498,454
Net obligations under finance leases and hire purchase contracts	24,583	-
	<u>441,266</u>	<u>498,454</u>

The bank loans disclosed in creditors are secured against the properties held by the Company.

12. Share capital

	31 January 2020 £	26 January 2019 £
Allotted, called up and fully paid		
7,435 (2019 - 7,435) Ordinary shares of £1.00 each	<u>7,435</u>	<u>7,435</u>

F. H. Rowse Limited

Notes to the financial statements For the period ended 31 January 2020

13. Reserves

Profit and loss account

This reserve records retained earnings and accumulated profits/losses.

Within the profit and loss reserve is £151,062 (2019 - £196,062) of undistributable funds relating to a revaluation of the investment property.

14. Pension commitments

The Company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Company in an independently administered fund. The pension cost charge represents contributions payable by the Company to the fund and amounted to £3,276 (2019 - £2,893). Contributions totalling £nil (2019 - £nil) were payable to the fund at the reporting date and are included in creditors.

15. Related party transactions

The Company has taken the available exemption under FRS102 Section 1A to not disclose related party transactions with other wholly owned group companies. Details of the debtor and creditor balances held with group companies can be found in notes 10 and 11. The amounts are repayable on demand and no interest is charged on the balances.

Director

During the period, the amount of £nil (2019 - £5,374) was advanced and £18,728 (2019 - £57,484) was repaid to the director of the Company. At the period end F.H. Rowse Limited owed the director of the Company, a balance of £5,047,653 (2019 - £5,066,381) and this balance is shown within other creditors.

Companies under common control

At the period end F.H. Rowse Limited was owed from companies under common control, a balance of £4,057,194 (2019 - £3,806,324) and this balance is shown within other debtors.

At the period end F.H. Rowse Limited owed companies under common control, a balance of £1,180,033 (2019 - £326,420) and this balance is shown within other creditors.

F. H. Rowse Limited

Notes to the financial statements For the period ended 31 January 2020

16. Post balance sheet events

The director of the Company is continually assessing the impact of COVID-19. The situation is evolving rapidly and it is not possible at this stage to determine with any certainty the ultimate impact on the Company, its customers, employees and suppliers.

Investment properties

Investment properties held by F.H. Rowse Limited are held for long term appreciation. The director is confident that any post year-end impact of COVID-19 on the valuations of the investment properties would be as a result of short term fluctuations.

At the present time, the vast majority of investment properties held by the Company continue to be occupied and there have been no significant issues with rent collection from tenants.

Retail shop

A national lockdown dictated that the retail shop must close from 23 March 2020 which had a negative impact on trade. UK Government guidelines published on 11 May 2020 allowed businesses in the retail sector to re-open and F.H. Rowse Limited took advantage of this, re-opening on 15 June 2020.

Trading performance since re-opening has been lower than in previous periods however the Company has been able to keep its costs down by reducing opening hours.

The director is continually reviewing his plans and forecasts and believe that the going concern basis is appropriate in the short term, however depending on the severity and length of the crisis there is a risk that the Company could require further funding or support from the director.

17. Controlling party

The company is ultimately controlled by the director, R Rowse.