

**Unaudited Financial Statements**  
**for the Year Ended**  
**30 June 2018**  
**for**  
**Howard & Hallam Limited**

The Rowleys Partnership Ltd  
Chartered Accountants  
Charnwood House  
Harcourt Way  
Meridian Business Park  
Leicester  
Leicestershire  
LE19 1WP

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for the Year Ended 30 June 2018**

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**DIRECTORS:**

E Feldmann  
R Hallam

**SECRETARY:**

E Feldmann

**REGISTERED OFFICE:**

Redgate  
3 London Road  
Uppingham  
Rutland  
LE15 9TJ

**REGISTERED NUMBER:**

00529289 (England and Wales)

**ACCOUNTANTS:**

The Rowleys Partnership Ltd  
Chartered Accountants  
Charnwood House  
Harcourt Way  
Meridian Business Park  
Leicester  
Leicestershire  
LE19 1WP

**Chartered Accountants' Report to the Board of Directors  
on the Unaudited Financial Statements of  
Howard & Hallam Limited**

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**The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Howard & Hallam Limited for the year ended 30 June 2018 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Howard & Hallam Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Howard & Hallam Limited and state those matters that we have agreed to state to the Board of Directors of Howard & Hallam Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Howard & Hallam Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Howard & Hallam Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Howard & Hallam Limited. You consider that Howard & Hallam Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Howard & Hallam Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

The Rowleys Partnership Ltd  
Chartered Accountants  
Charnwood House  
Harcourt Way  
Meridian Business Park  
Leicester  
Leicestershire  
LE19 1WP

14 December 2018

Balance Sheet  
30 June 2018

	Notes	30.6.18 £	£	30.6.17 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		1,908,593		2,111,749
Investments	5		<u>8,983,704</u>		<u>8,656,685</u>
			<b>10,892,297</b>		<b>10,768,434</b>
<b>CURRENT ASSETS</b>					
Debtors	6	516,150		523,252	
Cash at bank		<u>368,999</u>		<u>267,149</u>	
		<b>885,149</b>		<b>790,401</b>	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>72,547</u>		<u>50,330</u>	
<b>NET CURRENT ASSETS</b>			<b>812,602</b>		<b>740,071</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>11,704,899</b>		<b>11,508,505</b>
<b>PENSION LIABILITY</b>	10		<u>(4,000)</u>		<u>(252,000)</u>
<b>NET ASSETS</b>			<b>11,700,899</b>		<b>11,256,505</b>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	8		14,500		14,500
Revaluation reserve	9		2,525,528		2,722,587
Capital redemption reserve	9		40,500		40,500
Retained earnings	9		<u>9,120,371</u>		<u>8,478,918</u>
<b>SHAREHOLDERS' FUNDS</b>			<b>11,700,899</b>		<b>11,256,505</b>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2018 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

**Balance Sheet - continued**  
**30 June 2018**

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The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 14 December 2018 and were signed on its behalf by:

E Feldmann - Director

Notes to the Financial Statements  
for the Year Ended 30 June 2018

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1. STATUTORY INFORMATION

Howard & Hallam Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

**Turnover**

Turnover represents rents receivable for the year from investment properties, net of VAT where applicable.

**Tangible fixed assets**

Depreciation is provided by the company in order to write off the cost, less estimated residual value, of tangible fixed assets by equal instalments over their estimated useful economic lives as follows:

Plant and machinery - 25% reducing balance  
Computer equipment - 3 years

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**Deferred taxation**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**2. ACCOUNTING POLICIES - continued**

**Post-retirement benefits**

The company operates a defined benefit pension scheme. The assets of the scheme are held separately from those of the company being invested with insurance companies.

Pension scheme liabilities are measured on an actuarial basis using the projected unit method and the liability is recognised in full on the balance sheet.

Actuarial gains and losses are recognised in the statement of total recognised gains and losses.

**Investment property**

Investment property is included at fair value. Gains and losses are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

As permitted under FRS 102 section 1A, a transfer is made from retained earnings into a revaluation reserve for the amount at which any revaluation and the subsequent deferred tax adjustment effects the profit and loss for the period of the company. This reserve does not form part of the distributable reserves of the company.

**Financial Instruments**

Basic financial instruments are recognised at amortised cost, except for investments in non-convertible preference and non-puttable ordinary shares which are measured at fair value, with changes recognised in profit or loss. Derivative financial instruments are initially recorded at cost and thereafter at fair value with changes recognised in profit or loss.

**Recognition of dividend income**

Dividend income is recognised at the point the right to receive payment is established for final dividends and on receipt for interim dividends.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2017 - 2 ) .



Notes to the Financial Statements - continued  
for the Year Ended 30 June 2018

## 4. TANGIBLE FIXED ASSETS

	Investment properties £	Plant and machinery £	Computer equipment £	Totals £
<b>COST OR VALUATION</b>				
At 1 July 2017	2,100,000	41,799	1,315	2,143,114
Fair value adjustment	(200,000)	-	-	(200,000)
At 30 June 2018	<u>1,900,000</u>	<u>41,799</u>	<u>1,315</u>	<u>1,943,114</u>
<b>DEPRECIATION</b>				
At 1 July 2017	-	30,927	438	31,365
Charge for year	-	2,718	438	3,156
At 30 June 2018	<u>-</u>	<u>33,645</u>	<u>876</u>	<u>34,521</u>
<b>NET BOOK VALUE</b>				
At 30 June 2018	<u>1,900,000</u>	<u>8,154</u>	<u>439</u>	<u>1,908,593</u>
At 30 June 2017	<u>2,100,000</u>	<u>10,872</u>	<u>877</u>	<u>2,111,749</u>

Investment properties relate to two separate sites, situated in Leicester and Exeter. The site in Leicester is a freehold and valued on 30 June 2018 by the directors at a fair value of £1,100,000. The site in Exeter is a long leasehold and the properties were valued on 25 September 2012 by Alder King, Chartered Surveyors, at an open market value deemed to be equivalent to fair value of £800,000. The directors are of the opinion that these are appropriate values as at 30 June 2018.

If the investment properties had not been revalued they would have been included at the following historical costs:

Property in Leicester	£637,425
Property in Exeter	<u>£343,799</u>
Total	<u><u>£981,224</u></u>

Notes to the Financial Statements - continued  
for the Year Ended 30 June 2018

## 4. TANGIBLE FIXED ASSETS - continued

Cost or valuation at 30 June 2018 is represented by:

	Investment properties £	Plant and machinery £	Computer equipment £	Totals £
Valuation in 2005	(74,851)	-	-	(74,851)
Valuation in 2009	556,201	-	-	556,201
Valuation in 2012	(100,000)	-	-	(100,000)
Valuation in 2014	100,000	-	-	100,000
Valuation in 2015	173,147	-	-	173,147
Valuation in 2016	(185,721)	-	-	(185,721)
Valuation in 2017	650,000	-	-	650,000
Valuation in 2018	(200,000)	-	-	(200,000)
Cost	981,224	41,799	1,315	1,024,338
	<u>1,900,000</u>	<u>41,799</u>	<u>1,315</u>	<u>1,943,114</u>

## 5. FIXED ASSET INVESTMENTS

	Other investments £
<b>COST OR VALUATION</b>	
At 1 July 2017	8,656,685
Additions	1,110,524
Disposals	(786,446)
Revaluations	2,941
At 30 June 2018	<u>8,983,704</u>
<b>NET BOOK VALUE</b>	
At 30 June 2018	<u>8,983,704</u>
At 30 June 2017	<u>8,656,685</u>

The cost of the listed investments at the year end was £7,245,314 (2017: £6,989,839). If the listed investments were sold at their market value, an estimated tax liability of £Nil (2017: £Nil) would arise.

## 6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.18 £	30.6.17 £
Trade debtors	28,430	38,867
Other debtors	482,802	479,789
Prepayments and accrued income	4,918	4,596
	<u>516,150</u>	<u>523,252</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 June 2018**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30.6.18 £	30.6.17 £
Corporation tax	21,490	-
Social security and other taxes	422	720
VAT	6,314	6,301
Other creditors	-	7,539
Accruals and deferred income	44,321	35,770
	<u>72,547</u>	<u>50,330</u>

**8. CALLED UP SHARE CAPITAL**

Number:	Class:	Nominal value: £1	30.6.18 £	30.6.17 £
14,500	Ordinary		<u>14,500</u>	<u>14,500</u>

**9. RESERVES**

	Retained earnings £	Revaluation reserve £	Capital redemption reserve £	Totals £
At 1 July 2017	8,478,918	2,722,587	40,500	11,242,005
Profit for the year	417,703			417,703
Dividends	(161,250)			(161,250)
Movement in actuarial gain/ (loss) in pension scheme	185,000	-	-	185,000
Property revaluation	200,000	(200,000)	-	-
Listed investments revaluation	-	2,941	-	2,941
At 30 June 2018	<u>9,120,371</u>	<u>2,525,528</u>	<u>40,500</u>	<u>11,686,399</u>

The accounting policy is to value investments at market value, with the surplus over cost taken to the revaluation reserve.

**10. EMPLOYEE BENEFIT OBLIGATIONS**

As explained in the accounting policies the company operates a pension scheme providing benefits based on final pensionable pay. The contribution paid by the company to the scheme are reviewed as part of each actuarial valuation, the most recent being 1 July 2015.

The calculations used for FRS 102 disclosures have been based on the results of the actuarial valuation as at 1 July 2015 and updated where necessary by a qualified independent actuary to take account of the requirement of FRS 102 in order to assess the liabilities of the scheme at 30 June 2018 and the comparative dates below.

Notes to the Financial Statements - continued  
for the Year Ended 30 June 2018

## 10. EMPLOYEE BENEFIT OBLIGATIONS - continued

The amounts recognised in profit or loss are as follows:

	Defined benefit pension plans	
	30.6.18	30.6.17
	£	£
Current service cost	13,000	9,000
Net interest from net defined benefit asset/liability	6,000	2,000
Past service cost	-	-
Administration fee	1,000	1,000
	<u>20,000</u>	<u>12,000</u>
Actual return on plan assets	<u>176,000</u>	<u>192,000</u>

Changes in the present value of the defined benefit obligation are as follows:

	Defined benefit pension plans	
	30.6.18	30.6.17
	£	£
Opening present value of funded defined benefit obligations	2,417,000	2,010,000
Current service cost	13,000	9,000
Interest cost	63,000	66,000
Benefits paid	(37,000)	(9,000)
Remeasurements:		
Actuarial (gains)/losses from changes in financial assumptions	(69,000)	396,000
Oblig other remeasurement	3,000	(55,000)
	<u>2,390,000</u>	<u>2,417,000</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 June 2018

## 10. EMPLOYEE BENEFIT OBLIGATIONS - continued

Changes in the fair value of scheme assets are as follows:

	Defined benefit pension plans	
	30.6.18	30.6.17
	£	£
Opening fair value of plan assets	2,165,000	1,904,000
Interest income	57,000	64,000
Contributions by employer	83,000	79,000
Benefits paid	(37,000)	(9,000)
Administration costs	(1,000)	(1,000)
Return on plan assets (excluding interest income)	119,000	128,000
	<u>2,386,000</u>	<u>2,165,000</u>

The amounts recognised in other comprehensive income are as follows:

	Defined benefit pension plans	
	30.6.18	30.6.17
	£	£
Actuarial (gains)/losses from changes in financial assumptions	69,000	(396,000)
Oblig other remeasurement	(3,000)	55,000
Return on plan assets (excluding interest income)	119,000	128,000
	<u>185,000</u>	<u>(213,000)</u>

The major categories of scheme assets as a percentage of total scheme assets are as follows:

	Defined benefit pension plans	
	30.6.18	30.6.17
	100%	100%
Unitised with profits policy	<u>100.00%</u>	<u>100.00%</u>

Principal actuarial assumptions at the balance sheet date (expressed as weighted averages):

	30.6.18	30.6.17
Discount rate	2.60%	2.60%
RPI inflation	3.20%	3.40%
Pension revaluation in deferment	2.40%	2.60%
Pension increase in payment	3.20%	3.40%

**10. EMPLOYEE BENEFIT OBLIGATIONS - continued**

The assumptions relating to longevity underlying the pension liabilities at the balance sheet date are based on standard actuarial mortality tables and include an allowance for future improvements in longevity. The assumptions are equivalent to expecting a 65 year old to live for a number of years as follows:

- Current pensioner aged 65, 23 years (male), 25 years (female)
- Future retiree upon reaching 65, 24 years (male), 26 years (female)

The company expects to contribute £69,600 to its defined benefit plans in the next financial year. The defined benefit scheme is closed to new members and so under the projected unit method the current service cost would be expected to increase over time as members of the scheme approach retirement.

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.