

Registered number: 00591626

MOUNTBARROW PROPERTIES LIMITED

- **DIRECTORS' REPORT AND FINANCIAL STATEMENTS**
FOR THE YEAR ENDED
31 MARCH 2018

WEDNESDAY



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MOUNTBARROW PROPERTIES LIMITED**COMPANY INFORMATION****Directors**

J F M Rodwell
G R S Broke
Mrs L Stuttford
A E Fanshawe

Company Secretary

M Kitto

Registered Number

00591626

Registered Office

1-3 College Hill
London
EC4R 2RA

Independent Auditor

PKF Littlejohn LLP
1 Westferry Circus
Canary Wharf
London
E14 4HD

Bankers

Royal Bank of Scotland
4th Floor
Regents House
42 Islington High Street
London
N1 8XL

Solicitors

Macfarlanes LLP
20 Cursitor Street
London
EC4A 1LT

The Directors present their report and the financial statements for the year ended 31 March 2018.

Results and dividends

The result for the year, after taxation, amounted to £Nil (2017 – £Nil).

Directors

The Directors who served during the year were:

J F M Rodwell
G R S Broke
Mrs L Stuttford
A E Fanshawe

Future developments

The Company will continue to rent property and return the profits to the parent each year.

Disclosure of information to auditor

Each of the persons who are Directors at the time when this Directors' report is approved has confirmed that:

- so far as that Director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- that Director has taken all the steps that ought to have been taken as a Director in order to be aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Post balance sheet events

There have been no significant events affecting the Company since the year end.

Auditors

The auditor, PKF Littlejohn LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

The Directors have taken advantage of the exemptions permitted under the small companies regime in preparing this report.

This report was approved by the Board on 12 September 2018 and signed on its behalf.



M Kitto
Secretary

The Directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under Company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the Directors are required to:

- select suitable accounting policies for the Company financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Opinion

We have audited the financial statements of Mountbarrow Properties Limited (the 'company') for the year ended 31 March 2018 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Changes in Equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2018 and of its result for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the Directors' Report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone, other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



**Alastair Duke (Senior Statutory Auditor)
For and on behalf of PKF Littlejohn LLP
Statutory Auditor**

1 Westferry Circus
Canary Wharf
London E14 4HD

Date:

15 October 2018

MOUNTBARROW PROPERTIES LIMITED

**PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2018**

	Note	2018 £	2017 £
Turnover	4	98,594	79,933
Cost of sales		(1,200)	(12,505)
Sundry Income	5	-	35,000
		<hr/>	<hr/>
Gross profit		97,394	102,428
Administrative expenses		(31,030)	(77,645)
Revaluation of investment property		150,000	250,000
		<hr/>	<hr/>
Operating profit	6	216,364	274,783
Payment under Deed of Covenant		(67,227)	(28,731)
Interest receivable and similar income	9	4,309	4,856
Interest payable and expenses	10	(649)	(908)
		<hr/>	<hr/>
Result for the year after taxation		152,797	250,000
		<hr/>	<hr/>
Total comprehensive income for the year		152,797	250,000
		<hr/>	<hr/>

All amounts relate to continuing operations

The notes on pages 10 to 16 form part of these financial statements.

MOUNTBARROW PROPERTIES LIMITED
REGISTERED NUMBER: 00591626

BALANCE SHEET
AS AT 31 MARCH 2018

	Note	2018 £	2017 £
Fixed assets			
Investment Property	11	1,750,000	1,600,000
Current assets			
Debtors: amounts falling due within one year	12	2,262,977	2,227,814
Cash at bank and in hand	13	15,062	4,114
		<u>2,278,039</u>	<u>2,231,928</u>
Creditors: amounts falling due within one year	14	(284,361)	(241,047)
Net current assets		<u>1,993,678</u>	<u>1,990,881</u>
Net assets		<u><u>3,743,678</u></u>	<u><u>3,590,881</u></u>
Capital and reserves			
Called up share capital	16	10,000	10,000
Investment property reserve	17	944,124	794,124
Profit and loss account	17	2,789,553	2,786,757
		<u><u>3,743,678</u></u>	<u><u>3,590,881</u></u>

The Company's financial statements have been delivered in accordance with the 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 on 2018.



J F M Rodwell
Director

The notes on pages 10 to 16 form part of these financial statements.

MOUNTBARROW PROPERTIES LIMITED**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2018**

	Share capital £	Investment property reserve £	Retained earnings £	Total equity £
At 1 April 2017	10,000	794,124	2,786,757	3,590,881
Comprehensive income for the year				
Result for the year	-	-	-	-
Revaluation of property	-	150,000	-	150,000
Other comprehensive income for the year	-	-	-	-
Total comprehensive income for the year	-	150,000	-	150,000
Total transactions with owners	-	-	-	-
At 31 March 2018	10,000	994,124	2,786,757	3,740,881

The notes on pages 10 to 16 form part of these financial statements.

MOUNTBARROW PROPERTIES LIMITED
**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2018**

	Share capital £	Investment property revaluation reserve £	Retained earnings £	Total equity £
At 1 April 2016	10,000	544,124	2,786,757	3,340,881
Comprehensive income for the year				
Result for the year	-	-	-	-
Revaluation of property	-	250,000	-	250,000
Other comprehensive income for the year	-	-	-	-
Total comprehensive income for the year	-	250,000	-	250,000
Loss on disposal of property	-	-	-	-
Total transactions with owners	-	-	-	-
At 31 March 2017	10,000	794,124	2,786,757	3,590,881

The notes on pages 10 to 16 form part of these financial statements.

1. General information

The principal activity of the Company continued throughout the year to be that of the management and letting of properties.

The Company is a private company limited by shares and is incorporated and domiciled in England. The address of its registered office is 1-3 College Hill, London, EC4R 2RA.

2. Accounting policies**2.1 Basis of preparation of the financial statements**

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom 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 following principal accounting policies have been applied:

2.2 Going concern

The Company has net current assets of £1,993,678 at the balance sheet date (2017 - £1,990,881). The Directors believe that the Company has sufficient resources to meet its liabilities as they fall due because they can call upon the Parent Company or other group companies, for short term working capital, as and when required. The Financial Statements have therefore been prepared on the basis that the Company is a going concern.

2.3 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:

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.

2. Accounting Policies (continued)**2.4 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 the Profit and loss account.

2.5 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.

2.6 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.

2.7 Financial Instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value, with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.8 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.

2.9 Finance costs

Finance costs are charged to the Profit and loss account 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.

2.10 Interest income

Interest income is recognised in the Profit and loss account using the effective interest method.

2.11 Interest costs

All borrowing costs are recognised in the Profit and loss account in the year in which they are incurred.

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

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

(i) Impairment of debtors

The Company makes an estimate of the recoverable value of trade and other debtors. When assessing impairment of trade and other debtors, management considers factors including the current credit rating of the debtor, the ageing profile of debtors and historical experience. See note 12 for the net carrying amount of the debtors and associated impairment provision.

(ii) Valuation of investment properties

The Company makes an estimate of the fair value of investment properties. When assessing the fair value, management seeks the help of an expert in this area and considers, amongst other things the expected rental yields, valuation of other properties in the immediate vicinity of the property and the condition of the building.

4. Analysis of turnover

An analysis of turnover by class of business is as follows:

	2018 £	2017 £
Rental income	97,394	79,933
All turnover arose within the United Kingdom.		

5. Sundry income

	2018 £	2017 £
Sundry Income - Dilapidation payment in lieu of property repairs	-	35,000

6. Operating profit

The operating profit is stated after charging:

	2018 £	2017 £
Fees payable to the Company's auditor and its associates for the audit of the company's annual financial statements	2,475	2,575
Fees payable to the Company's auditor and its associates for non-audit Services	1,120	1,120
Fees payable to the Company's auditor and its associates in respect of the prior year	190	190

7. Employees

Staff costs, including Directors' remuneration, were as follows:

	2018 £	2017 £
Wages and salaries	20,500	25,500
Social security costs	2,270	1,708
	<u>22,770</u>	<u>27,208</u>

The average monthly number of employees, including the Directors, during the year was as follows:

	2018	2017
Directors	<u>4</u>	<u>4</u>

8. Directors' remuneration

	2018 £	2017 £
Directors' emoluments	<u>20,500</u>	<u>25,500</u>

The Directors are considered to be the key management personnel of the Company. No post-employment or other benefits were paid to the Directors during the year (2017 - £nil).

9. Interest receivable

	2018 £	2017 £
Interest receivable from group companies	<u>4,309</u>	<u>4,856</u>

10. Interest payable and similar charges

	2018 £	2017 £
Loans from group undertakings	<u>649</u>	<u>908</u>

11. Investment property

	Freehold Investment property £
Valuation	
As at 1 April 2017	1,600,000
Revaluation	<u>150,000</u>
At 31 March 2018	<u>1,750,000</u>

11. Investment property (continued)

The 2018 valuations were made by Clive Thomas of Clive Thomas & Co Chartered Surveyors in conjunction with Robin Hanson of Brackenridge Hanson, Tate, Chartered Surveyors and Property Consultants. Both Messrs Hanson and Thomas are Fellows of the Royal Institute of Chartered Surveyors. The valuations are based on an open market value for existing use basis.

	2018 £	2017 £
Revaluation reserves		
At 1 April 2017	794,124	544,124
Revaluation of investment properties	150,000	250,000
	<hr/>	<hr/>
At 31 March 2018	944,124	794,124
	<hr/>	<hr/>

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

	2018 £	2017 £
Historic cost	762,425	762,425
	<hr/>	<hr/>

No deferred tax is provided on the investment properties. There is a potential deferred tax liability of £101,987 which has not been recognised in the financial statements as the Company has an enduring Deed of Covenant in place which requires the entire Company's annual taxable profits to be donated to the parent charity and therefore any capital gain on the eventual disposal of the investment properties will not crystallise a corporation tax liability.

12. Debtors

	2018 £	2017 £
Amounts owed by group undertakings	2,250,912	2,213,603
Other debtors	12,065	14,211
	<hr/>	<hr/>
	2,262,977	2,227,814
	<hr/>	<hr/>

13. Cash and cash equivalents

	2018 £	2017 £
Cash at bank and in hand	15,062	4,114
	<hr/>	<hr/>

MOUNTBARROW PROPERTIES LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

14. Creditors: Amounts falling due within one year	2018	2017
	£	£
Other loans	203,330	202,682
Taxation and social security	4,819	-
Accruals and deferred income	8,985	9,634
Deed of Covenant Payable	67,227	28,731
	<u>284,361</u>	<u>241,047</u>

Other loans relate to amounts loaned from the Parent Company. The amount is unsecured, bears interest at an average bank rate for the year and is repayable on demand.

15. Financial instruments	2018	2017
	£	£
Financial assets		
Financial assets measured at amortised cost	2,262,977	2,227,814
	<u>2,262,977</u>	<u>2,227,814</u>
Financial liabilities		
Financial liabilities measured at amortised cost	(281,675)	(241,047)
	<u>(281,675)</u>	<u>(241,047)</u>

Financial assets measured at amortised cost comprise rents receivable and amounts owed by the parent undertaking.

Financial liabilities measured at amortised cost comprise amounts payable to the parent company, as well as accruals.

16. Share capital	2018	2017
	£	£
Allotted, called up and fully paid		
10,000 Ordinary shares of £1 each	10,000	10,000
	<u>10,000</u>	<u>10,000</u>

17. Reserves**Investment property revaluation reserve**

This represents the difference between fair value of the investment properties and the original cost.

Profit & loss account

This comprises the accumulated profits and losses of the Company since incorporation.

18. Related party transactions

There have been no related party transactions in the year apart from those between the Company and other members of *The Hedley Foundation Limited Group of Companies* and the remuneration paid to the Directors.

The Company has taken advantage of the exemptions available to 100% owned subsidiaries under Section 33.1A of FRS 102 from disclosing transactions with other members of *The Hedley Foundation Group of Companies*.

19. Ultimate controlling party

The Hedley Foundation Limited, a charitable company incorporated in England & Wales, is the ultimate Parent undertaking. The Hedley Foundation Limited prepares group financial statements and these are publicly available from Companies House, Cardiff, CF14 3UZ.