

Company Registration No. 00592180 (England and Wales)

MICHEL GROVE PROPERTIES LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016
PAGES FOR FILING WITH REGISTRAR

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MICHEL GROVE PROPERTIES LIMITED

COMPANY INFORMATION

Directors	B Ackerman N Ackerman
Company number	00592180
Registered office	233-237 Old Marylebone Road London NW1 5QT
Auditor	Wilder Coe Ltd Chartered Accountants & Statutory Auditors 233-237 Old Marylebone Road London NW1 5QT

MICHEL GROVE PROPERTIES LIMITED

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MICHEL GROVE PROPERTIES LIMITED

BALANCE SHEET

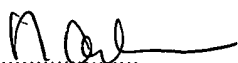
AS AT 31 DECEMBER 2016

		2016		2015 as restated	
	Notes	£	£	£	£
Fixed assets					
Investment properties	4		419,286		419,286
Current assets					
Debtors	5	278,811		214,335	
Creditors: amounts falling due within one year	6	(49,857)		(43,140)	
Net current assets			228,954		171,195
Total assets less current liabilities			648,240		590,481
Provisions for liabilities	8		(77,487)		(77,641)
Net assets			570,753		512,840
Capital and reserves					
Called up share capital	9		1,202		1,202
Other reserves			30,774		30,774
Profit and loss reserves			538,777		480,864
Total equity			570,753		512,840

The Company has opted not to file the Directors' Report and Profit and Loss Account in accordance with the provisions applicable to companies subject to small companies' regime, under section 444 of Companies Act 2006.

These financial statements have been prepared and delivered 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 were approved by the board of directors and authorised for issue on 21 November 2017 and are signed on its behalf by:



N Ackerman
Director

Company Registration No. 00592180

MICHEL GROVE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

Company information

Michel Grove Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is 233-237 Old Marylebone Road, London, NW1 5QT.

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 GBP sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £ (GBP).

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

These financial statements for the year ended 31 December 2016 are the first financial statements of Michel Grove Properties Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 January 2015. An explanation of how transition to FRS 102 has affected the reported financial position and financial performance is given in note 12.

The company has taken advantage of the exemption in Financial Reporting Standard 102, Section 1A.7 from the requirement to produce a cash flow statement on the grounds that it is a small company.

1.2 Turnover

Turnover comprises rental and other property related income exclusive of Value Added Tax.

Turnover in respect of rental income, lease premiums, insurance and other recharges of property related expenditure is recognised to the extent that it is probable that the economic benefit 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 value added tax.

1.3 Investment properties

Investment properties are carried at fair value, determined annually by the directors on the basis of open market value for its current use. No depreciation is provided in relation to investment properties. Changes in fair value are recognised in the Statement of Income and Retained Earnings.

1.4 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. Bank overdrafts are shown within borrowings in current liabilities.

1.5 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.

MICHEL GROVE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

(Continued)

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.

Other financial assets

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans and loans from fellow group companies are initially recognised at transaction price.

Short term creditors are measured at cost/transaction price and not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

1.6 Taxation

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

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.

MICHEL GROVE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

(Continued)

Deferred tax

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

Deferred tax is charged or credited in the profit and loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

2 Judgements and key sources of estimation uncertainty

Critical judgements

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

Directors Valuation of Investment Properties

Investment properties are valued by a director who is a chartered surveyor. In arriving at valuations, the director must make judgements about the specific circumstances of each property, as well as macro-economic conditions.

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was 2 (2015 - 2).

4 Investment property

2016
£

Fair value

At 1 January 2016 and 31 December 2016

419,286

The fair value of investment property has been determined by one of the directors of the company, who is a chartered surveyor. Fair value has been determined by reference to, inter-alia, independent surveys, marketing reports, letting status, planning status and physical inspection of properties.

MICHEL GROVE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

5 Debtors

	2016	2015
	£	£
Amounts falling due within one year:		
Trade debtors	225	2,059
Amounts due from group undertakings	267,444	210,808
Other debtors	11,142	1,468
	<u>278,811</u>	<u>214,335</u>

6 Creditors: amounts falling due within one year

	2016	2015
	£	£
Trade creditors	4,500	4,408
Amounts due to group undertakings	45,357	37,757
Other creditors	-	975
	<u>49,857</u>	<u>43,140</u>

7 Provisions for liabilities

		2016	2015
	Note	£	as restated £
Deferred tax liabilities	8	77,487	77,641
		<u>77,487</u>	<u>77,641</u>

8 Deferred taxation

Deferred tax assets and liabilities are offset where the company has a legally enforceable right to do so. The following is the analysis of the deferred tax balances (after offset) for financial reporting purposes:

	Liabilities 2016	Liabilities 2015
	£	as restated £
Balances:		
Revaluation of investment property	<u>77,487</u>	<u>77,641</u>

MICHEL GROVE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

8 Deferred taxation (Continued)

	2016
Movements in the year:	£
Liability at 1 January 2016	77,641
Credit to profit or loss	(154)
Liability at 31 December 2016	<u>77,487</u>

9 Called up share capital

	2016	2015
	£	£
Ordinary share capital		
Issued and fully paid		
1,202 Ordinary shares of £1 each	<u>1,202</u>	<u>1,202</u>

10 Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.
The senior statutory auditor was Robert Bradman BA CA.
The auditor was Wilder Coe Ltd.

11 Parent company

The immediate parent undertaking is Townworth Limited, a company incorporated in England and Wales.

The ultimate parent undertaking is Bana One Limited, a company incorporated in England and Wales.

Bana One Limited prepares group financial statements and copies can be obtained from 235 Old Marylebone Road, London, NW1 5QT.

MICHEL GROVE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

12 Reconciliations on adoption of FRS 102

Reconciliation of equity

Notes	At 1 January 2015			At 31 December 2015		
	Previous UK GAAP £	Effect of transition £	FRS 102 £	Previous UK GAAP £	Effect of transition £	FRS 102 £
Fixed assets						
Investment properties	419,286	-	419,286	419,286	-	419,286
Current assets						
Debtors	202,942	-	202,942	214,335	-	214,335
Creditors due within one year						
Other creditors	(45,645)	-	(45,645)	(43,140)	-	(43,140)
Net current assets	157,297	-	157,297	171,195	-	171,195
Total assets less current liabilities	576,583	-	576,583	590,481	-	590,481
Provisions for liabilities						
Deferred tax 2	-	(81,604)	(81,604)	-	(77,641)	(77,641)
Net assets	576,583	(81,604)	494,979	590,481	(77,641)	512,840
Capital and reserves						
Share capital	1,202	-	1,202	1,202	-	1,202
Revaluation reserve 1	397,837	(397,837)	-	397,837	(397,837)	-
Other reserves	30,774	-	30,774	30,774	-	30,774
Profit and loss 1	146,770	316,233	463,003	160,668	320,196	480,864
Total equity	576,583	(81,604)	494,979	590,481	(77,641)	512,840

MICHEL GROVE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

12 Reconciliations on adoption of FRS 102

(Continued)

Reconciliation of profit for the financial period

	Notes	Year ended 31 December 2015		
		Previous UK GAAP £	Effect of transition £	FRS 102 £
Turnover		15,355	-	15,355
Cost of sales		(4,943)	-	(4,943)
Gross profit		10,412	-	10,412
Administrative expenses		3,486	-	3,486
Taxation	2	-	3,963	3,963
Profit for the financial period		13,898	3,963	17,861

Notes to reconciliations on adoption of FRS 102

1. Investment property revaluation

Prior to applying FRS 102 the upward revaluation of investment properties was credited to a revaluation reserve. Under FRS 102 revaluation gains and losses will pass through the profit and loss account. There is no change in the balance sheet total resulting from this change.

2. Deferred tax

Prior to the adoption of FRS 102, no provision for deferred tax was recognised in respect of latest chargeable gains. FRS 102 requires the company to make provision for corporation tax that would crystallise in the event that the underlying property asset were sold for the carrying value.

The effect of the deferred tax provision required by FRS 102 is to reduce the balance sheet total by £77,641.

3. Reserves

As a result of the adoption of FRS 102, the Profit and Loss Reserve comprises distributable and non-distributable components. The non-distributable element is the aggregate of property revaluations and related deferred tax.

As at 31 December 2016 there was distributable reserves of £218,427 (2015: £160,668). The non-distributable component as at 31 December 2016 was £320,350 (2015: £320,196).