

# New Court Property Services

Report of the Directors and Financial Statements  
for the year ended 31 March 2015



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# Report of the Directors



The Directors present their Directors' report and the financial statements for the year ended 31 March 2015.

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## Principal Activities and Business Review

The principal activity of the Company was investment in property and lettings. The last lease held by the Company was cancelled in January 2012. However the Company still has outstanding financial liabilities in respect of a previous lease. Once these have been settled a decision will be taken on the future of the Company. The results for the year are set out in the statement of comprehensive income on page 7.

The principal risks to which the Company is exposed are detailed in note 1.

## Dividends

The Directors do not recommend the payment of a dividend (2014: £nil).

## Directors

The Directors who held office during the year were as follows:

Peter Barbour  
Anthony Chapman  
Anthony Coghlan

## Auditors

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

# Report of the Directors



## Audit Information

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The Directors who held office at the date of approval of this Report of the Directors confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditors are unaware, and each Director has taken all the steps that he ought to have taken as a Director to make himself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

By Order of the Board

Helen Horton for  
N M Rothschild & Sons Limited  
Company Secretary

New Court, St. Swithin's Lane, London EC4N 8AL  
16 September 2015

# Statement of Directors' Responsibilities in Respect of the Directors' Report and the Financial Statements



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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 they have elected to prepare the financial statements in accordance with International Financial Reporting Standards ("IFRS") as adopted by the European Union ("EU") and applicable law.

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 and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether they have been prepared in accordance with IFRSs as adopted by the EU; 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

By Order of the Board

Anthony Coghlan, Director

16 September 2015

# Independent Auditor's Report to the Members of New Court Property Services



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We have audited the financial statements of New Court Property Services for the year ended 31 March 2015 set out on pages 7 to 15. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRS) as adopted by the EU.

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.

## Respective Responsibilities of Directors and Auditors

As explained more fully in the Directors' Responsibilities Statement set out on page 4, the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit, and express an opinion on, the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Financial Reporting Council's (FRC's) Ethical Standards for Auditors.

## Scope of the Audit of the Financial Statements

A description of the scope of an audit of financial statements is provided on the FRC's web-site at [www.frc.org.uk/apb/scope/private.cfm](http://www.frc.org.uk/apb/scope/private.cfm).

## Opinion on Financial Statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2015 and of its profit for the year then ended;
- have been properly prepared in accordance with IFRS as adopted by the EU; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

## Opinion on Other Matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

# Independent Auditor's Report to the Members of New Court Property Services



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## Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where 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 take advantage of the small companies exemption from the requirement to prepare a strategic report.

Pamela McIntyre (Senior Statutory Auditor)

**for and on behalf of KPMG LLP, Statutory Auditor**

Chartered Accountants

15 Canada Square

London E14 5GL

16 September 2015

# Statement of Comprehensive Income

For the year ended 31 March 2015



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	Notes	2015 £	2014 £
<b>Revenue</b>			
Rent receivable		-	-
Rent payable		-	-
<b>Net rental expense</b>		-	-
Provisions released		140,000	397,587
Operating expenses		-	2,820
<b>Operating profit</b>		<b>140,000</b>	<b>400,407</b>
Interest receivable		-	3,870
<b>Profit before tax</b>	<b>2</b>	<b>140,000</b>	<b>404,277</b>
Taxation	4	(4,998)	(92,584)
<b>Profit for the financial year</b>		<b>135,002</b>	<b>311,693</b>
Other comprehensive income		-	-
<b>Total comprehensive profit for the financial year</b>		<b>135,002</b>	<b>311,693</b>

All amounts are in respect of continuing activities.

The notes on pages 11 to 15 form an integral part of these financial statements

# Balance Sheet

At 31 March 2015



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	Notes	2015 £	2015 £	2014 £	2014 £
<b>Current assets</b>					
Cash and cash equivalents	5	1,309,973		1,378,554	
		<b>1,309,973</b>		<b>1,378,554</b>	
<b>Current liabilities</b>					
Current tax payable		(29,400)		(92,983)	
Provisions	6	(125,000)		(265,000)	
<b>Net current assets</b>			<b>1,155,573</b>		<b>1,020,571</b>
<b>Total assets less current liabilities</b>			<b>1,155,573</b>		<b>1,020,571</b>
<b>Shareholders' equity</b>					
Share capital	7		31,966,000		31,966,000
Retained losses			(30,810,427)		(30,945,429)
<b>Total shareholders' equity</b>			<b>1,155,573</b>		<b>1,020,571</b>

Approved by the Board of Directors on 16 September 2015 and signed on its behalf by:

Anthony Coghlan, Director

The notes on pages 11 to 15 form an integral part of these financial statements



# Statement of Changes in Equity

For the year ended 31 March 2015



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	Share Capital £	Retained Earnings £	Total Equity £
At 1 April 2014	31,966,000	(30,945,429)	1,020,571
Total comprehensive profit for the financial year	-	135,002	135,002
At 31 March 2015	31,966,000	(30,810,427)	1,155,573
At 1 April 2013	31,966,000	(31,257,122)	708,878
Total comprehensive profit for the financial year	-	311,693	311,693
At 31 March 2014	31,966,000	(30,945,429)	1,020,571

The notes on pages 11 to 15 form an integral part of these financial statements

# Cash Flow Statement

For the year ended 31 March 2015



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	Notes	2015 £	2014 £
<b>Cash flow from operating activities</b>			
Profit for the financial year		135,002	311,693
<b>Non-cash items included in net profit</b>			
Taxation		4,998	92,584
Provisions released in year		(140,000)	(397,587)
<b>Operating profit/(loss) before changes in working capital</b>		-	6,690
Net decrease in debtors		-	350
Provisions utilised in year		-	(14,252)
<b>Cash (used in) operations</b>		-	(7,212)
Income taxes (paid)/received		(68,581)	399
<b>Net cash used in operating activities</b>		(68,581)	(6,813)
Net decrease in cash and cash equivalents		(68,581)	(6,813)
Cash and cash equivalents at 1 April		1,378,554	1,385,367
Cash and cash equivalents at 31 March	5	1,309,973	1,378,554

Interest receipts and payments during the year were as follows:

	2015 £	2014 £
From fellow subsidiary undertaking	-	3,870
To fellow subsidiary undertaking	-	-

The notes on pages 11 to 15 form an integral part of these financial statements

# Notes to the Financial Statements

*(forming part of the Financial Statements)*

For the year ended 31 March 2015



## 1. Accounting Policies

New Court Property Services ("the Company") is a company incorporated in the United Kingdom. The principal accounting policies which have been consistently adopted in the presentation of the financial statements are as follows:

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### a. Basis of preparation

The financial statements are prepared and approved by the Directors in accordance with International Financial Reporting Standards ("IFRS") and International Financial Reporting Interpretations Committee ("IFRIC") interpretations, endorsed by the European Union ("EU") and with those requirements of the Companies Act 2006 applicable to companies reporting under IFRS. The financial statements are prepared under the historical cost accounting rules and presented in sterling, unless otherwise stated.

Whilst the Company does not currently hold any property leases, it has outstanding financial liabilities, the settlement of which has not yet been agreed. Although the Company has retained losses, it is expected to have sufficient cash to meet its outstanding liabilities, and positive total shareholders' equity. The financial statements have therefore been prepared on a going concern basis.

### Standards affecting the financial statements

In the current year, there have been no new or revised Standards or Interpretations that have been adopted that have affected the amounts reported in these financial statements.

### Future accounting developments

A number of new standards, amendments to standards and interpretations are effective for accounting periods ending after 31 March 2015 and therefore have not been applied in preparing these financial statements. None of these new standards is expected to materially affect future reporting.

### b. Provisions

A provision is recognised in the balance sheet when the Company has a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of economic benefits will be required to settle the obligation. If the effect is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

### c. Cash and cash equivalents

For the purposes of the cash flow statement, cash and cash equivalents comprise cash on hand and balances with banks.

### d. Taxation

Tax payable on profits is recognised in the statement of comprehensive income.

# Notes to the Financial Statements

*(forming part of the Financial Statements)*



## 1. Accounting Policies (continued)

### e. Capital management

The Company is not subject to any externally imposed capital requirements. The capital of the Company is managed by a fellow subsidiary undertaking, N M Rothschild & Sons Limited.

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### f. Financial risk management

The Company follows the financial risk management policies of a fellow subsidiary undertaking, N M Rothschild & Sons Limited. The key risks arising from the Company's activities involving financial instruments, which are monitored at the group level, are as follows:

- Credit risk – the Company does not have exposure to the risk of loss arising from client or counterparty default as it does not have any client balances. The Company's only asset is cash held at bank at a fellow group company.
- Market risk – the Company does not have exposure to changes in market variables such as currency exchange rates or equity and debt prices. Interest rate risk in the Company is not considered significant.
- Liquidity risk – the risk that the Company is unable to meet its obligations as they fall due or that it is unable to fund its commitments is not considered significant.

### g. Accounting judgements and estimates

The preparation of financial statements in accordance with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the accounting policies.

#### Provisions for onerous lease contracts

Details of provisions for onerous lease contracts are provided in note 6 to the financial statements. Directors have estimated the future dilapidation and reinstatement costs for which the Company is liable, following the expiry of leases. However the eventual outcome remains uncertain, and could vary from the amount provided, as agreement has not been reached on the final settlement.

## 2. Audit Fee

The amount receivable by the auditors and their associates in respect of the audit of these financial statements is £3,500, (2014: £3,750). The audit fee is paid on a group basis by N M Rothschild & Sons Limited.

# Notes to the Financial Statements

*(forming part of the Financial Statements)*



## 3. Directors' Emoluments

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None of the Directors received any remuneration from the Company during the year (2014: £nil).

## 4. Taxation

Tax is based on the results for the year and comprises:

	2015 £	2014 £
Current tax		
– Current period	(29,400)	(92,983)
– Prior period adjustment	24,402	399
Total tax charged to income statement	(4,998)	(92,584)

The tax charged on income differs from the theoretical amount that would arise using the standard tax rate as follows:

	2015 £	2014 £
Profit before tax	140,000	404,277
Tax calculated at the standard rate of 21% (2014: 23%)	(29,400)	(92,983)
Prior year adjustment	24,402	399
Total tax charged to income statement	(4,998)	(92,584)

The UK corporation tax rate has been changed from 21 per cent to 20 per cent with an effective date of 1 April 2015.

# Notes to the Financial Statements

*(forming part of the Financial Statements)*



## 5. Cash and Cash Equivalents

At the year end the Company held cash of £1,309,973 at a fellow subsidiary undertaking (2014: £1,378,554). No interest accrued on this balance at 31 March 2015 (2014: nil).

## 6. Provision for Onerous Lease Contracts

In prior years the Company entered into certain non-cancellable leases which ran to year 2018. One of these leases expired in November 2011. A provision of £689,000 had previously been made in respect of dilapidation and reinstatement costs for which the Company is liable. Of this provision, £424,000 was utilised or released in prior years. Further progress has been made towards a settlement, and as a result an amount of £140,000 was released at the year-end, leaving a provision of £125,000. The nature of this provision is such that judgement is involved in determining the timing and amount of outflows. In view of the judgement involved, it is possible that the outcome in the next financial year could differ from that on which the Directors' estimate is based, resulting in a materially different amount of provision from that recognised by the Directors for the purposes of the 2015 financial statements. Whilst the outcome of this matter is inherently uncertain, the Directors believe that, based on the information available to them, appropriate provision has been made as at 31 March 2015.

The movements in provisions during the year were as follows:

	Dilapidation/ Reinstatement £
At 1 April 2014	265,000
Provisions released during the year	(140,000)
At 31 March 2015	125,000
At 1 April 2013	676,839
Provisions utilised during the year	(14,252)
Provisions released during the year	(397,587)
At 31 March 2014	265,000

# Notes to the Financial Statements

*(forming part of the Financial Statements)*



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## 7. Share Capital

	2015	2014
Authorised		
Ordinary shares of £1 each	60,000,000	60,000,000
Allotted, called up and fully paid		
Ordinary shares of £1 each	31,966,000	31,966,000

## 8. Related Party Transactions

Parties are considered to be related if one party controls, is controlled by or has the ability to exercise significant influence over the other party. This includes key management personnel, the parent company, subsidiaries and fellow subsidiaries.

Amounts receivable from related parties at the year end were as follows:

	2015 £	2014 £
Cash balance with fellow subsidiary undertaking	1,309,973	1,378,554

Amounts recognised in the statement of comprehensive income in respect of related party transactions were as follows:

	2015 £	2014 £
Interest receivable from fellow subsidiary undertaking	-	3,870

There were no loans made to Directors during the year (2014: none) and no balances outstanding at the year-end (2014: £nil). There were no employees of the Company during the year (2014: none).

## 9. Parent Undertaking and Ultimate Holding Company and Registered Office

The largest group in which the results of the Company are consolidated is that headed by Rothschild Concordia SAS, incorporated in France. The smallest group in which they are consolidated is that headed by Paris Orléans SCA, a French public limited partnership.

The Company's immediate parent company is Rothschilds Continuation Limited.

The Company's ultimate parent company is Rothschild Concordia SAS, which is incorporated in France.

The Company's registered office is located at New Court, St. Swithin's Lane, London, EC4N 8AL.