

Company Registration No. 00979400 (England and Wales)

**STANDARD SECURITIES LIMITED**  
**REPORT AND**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 MAY 2015**

MONDAY



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# STANDARD SECURITIES LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	Mr D A Dangoor Mr M A J Dangoor Mr EBV Dangoor
<b>Secretary</b>	Mr EBV Dangoor
<b>Company number</b>	00979400
<b>Registered office</b>	4 Carlos Place Mayfair London W1K 3AW
<b>Auditors</b>	RSM UK Audit LLP Chartered Accountants 25 Farringdon Street London United Kingdom EC4A 4AB

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# STANDARD SECURITIES LIMITED

## DIRECTORS' REPORT FOR THE YEAR ENDED 31 MAY 2015

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The directors present their report and financial statements for the year ended 31 May 2015.

### Principal activities

The principal activity of the company continued to be that of property investment.

### Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mr D A Dangoor

Mr M A J Dangoor

Mr EBV Dangoor

Sir Naim Dangoor CBE

(Deceased 19 November 2015)

### Auditors

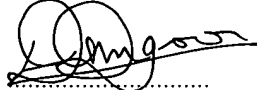
RSM UK Audit LLP (formerly Baker Tilly UK Audit LLP) have indicated their willingness to be reappointed for another term and appropriate arrangements have been put in place for them to be deemed reappointed as auditors in the absence of an Annual General Meeting.

### Statement of disclosure to auditors

So far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditors are aware of that information.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board



Mr D A Dangoor

Director

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# **STANDARD SECURITIES LIMITED**

## **DIRECTORS' RESPONSIBILITIES IN THE PREPARATION OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2015**

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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 the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards 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 accounting estimates that are reasonable and prudent;
- 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.

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF STANDARD SECURITIES LIMITED

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We have audited the financial statements on pages 4 to 13. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 auditor

As more fully explained in the Directors' Responsibilities Statement set out on page 2, 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 Auditing Practices Board's (APB'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 Financial Reporting Council's website at <http://www.frc.org.uk/auditscopeukprivate>.

### 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 May 2015 and of its profit 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.

### 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.

### 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption from the requirement to prepare a strategic report or in preparing the directors' report.

RSM UK Audit LLP

Euan Banks FCA (Senior Statutory Auditor)

for and on behalf of RSM UK Audit LLP (formerly BAKER TILLY UK AUDIT LLP), Statutory Auditor

Chartered Accountants

25 Farringdon Street

London

United Kingdom

EC4A 4AB

29<sup>th</sup> February 2016

# STANDARD SECURITIES LIMITED

## PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MAY 2015

	Notes	2015 £	2014 £
Turnover		2,138,630	2,627,608
Cost of sales		(183,586)	(199,765)
<b>Gross profit</b>		<b>1,955,044</b>	<b>2,427,843</b>
Administrative expenses		(195,680)	(2,468,915)
Other operating income		25,173	8,873
<b>Operating profit/(loss)</b>		<b>1,784,537</b>	<b>(32,199)</b>
Interest receivable and similar income		127,997	110,460
Interest payable and similar charges	2	(3,774)	(125,018)
Profit on disposal of fixed assets		84,662	232,987
<b>Profit on ordinary activities before taxation</b>	3	<b>1,993,422</b>	<b>186,230</b>
Tax on profit on ordinary activities	5	(492,743)	(6,528)
<b>Profit for the financial year</b>	11	<b>1,500,679</b>	<b>179,702</b>

The profit and loss account has been prepared on the basis that all operations are continuing operations.

### Note of historical cost profits and losses

	31 May 2015 £	31 May 2014 £
<b>Reported profit on ordinary activities before taxation</b>	1,993,422	186,230
Realisation of property revaluation gains of previous years	-	7,751,428
<b>Historical cost profit on ordinary activities before taxation</b>	<b>1,993,422</b>	<b>7,937,658</b>
<b>Historical cost profit for the year retained after taxation, extraordinary items and dividends</b>	<b>1,500,679</b>	<b>7,110,659</b>

# STANDARD SECURITIES LIMITED

## STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES FOR THE YEAR ENDED 31 MAY 2015

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	Notes	2015 £	2014 £
<b>Profit for the financial year</b>		1,500,679	179,702
Unrealised surplus on revaluation of properties	12	2,157,154	3,077,471
Taxation on valuation surpluses realised on sales of properties		-	(820,471)
<b>Total recognised gains and losses relating to the year</b>		<u>3,657,833</u>	<u>2,436,702</u>

**STANDARD SECURITIES LIMITED****BALANCE SHEET  
AS AT 31 MAY 2015**

	Notes	2015 £	£	2014 £	£
<b>Fixed assets</b>					
Tangible assets	6	36,300,822		32,789,883	
<b>Current assets</b>					
Debtors	7	5,110,697		5,530,915	
Cash at bank and in hand		383,713		2,928,257	
		5,494,410		8,459,172	
<b>Creditors: amounts falling due within one year</b>	8	(304,468)		(3,431,518)	
<b>Net current assets</b>		5,189,942		5,027,654	
<b>Total assets less current liabilities</b>		41,490,764		37,817,537	
<b>Provisions for liabilities</b>	9	(289,653)		(274,259)	
<b>Net assets</b>		41,201,111		37,543,278	
<b>Capital and reserves</b>					
Called up share capital	10	100		100	
Revaluation reserve	11	13,593,283		11,436,129	
Profit and loss account	11	27,607,728		26,107,049	
<b>Shareholders' funds</b>	12	41,201,111		37,543,278	

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements on pages 4 to 13 were approved by the board of directors and authorised for issue on 26.2.2016 and are signed on its behalf by:



Mr D A Dangoor  
Director



# **STANDARD SECURITIES LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

### **FOR THE YEAR ENDED 31 MAY 2015**

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#### **1 Accounting policies**

##### **Basis of accounting**

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and leasehold properties and in accordance with applicable United Kingdom accounting standards.

##### **Turnover**

Turnover represents the net rental income for the year. Rental income arises from operating leases granted to tenants and is recognised on a straight line basis over the term of the lease.

##### **Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

Fixtures, fittings and equipment	15% reducing balance
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##### **Leasing**

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

##### **Deferred taxation**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

##### **Foreign currency translation**

Assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. All differences are taken to the profit and loss account.

Assets, liabilities, and results of overseas subsidiaries are translated at the rate ruling at the balance sheet date. Exchange differences arising are dealt with through reserves.

##### **Financial instruments**

Financial instruments are classified and accounted for according to the substance of the contractual arrangement as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

# STANDARD SECURITIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2015

### 1 Accounting policies (Continued)

#### Investment properties

Investment properties are accounted for in accordance with SSAP 19 'Accounting for Investment Properties', which provides that these should not be subject to periodic depreciation charges (unless held on short lease), but should be shown at an open market value. This is contrary to the Companies Act 2006 which states that, subject to any provision for depreciation or diminution in value, fixed assets are normally to be stated at purchase price or production cost. Current cost accounting or the revaluation of specific assets to market value, as determined at the date of their last valuation, is also permitted.

The treatment of investment properties under the Companies Act does not give a true and fair view as these assets are not held for consumption in the business but as investments, the disposal of which would not materially affect any trading operations of the enterprise. In such a case it is the current value of these investments, and changes in that current value, which are of prime importance. Consequently, for the proper appreciation of the financial position, the accounting treatment required by SSAP 19 is considered appropriate for investment properties.

Investment properties are revalued annually by the directors and by independent Chartered Surveyors on an open market basis. Changes in market value are recognised in reserves other than deficits expected to be permanent, which are charged to the profit and loss account for the period. No depreciation is provided on freehold investment properties or on leasehold investment properties where the unexpired lease term exceeds 20 years.

Lease extensions incurred in the year are treated as part disposals of the freehold, with any profit or loss on disposal taken to the profit and loss account in the year. Where the length of the lease extension is in excess of 50 years, the residual value is treated as nil where there is no ground rent receivable.

Details of the current value and historical cost information for investment properties are given in note 6.

2 Interest payable and similar charges	2015 £	2014 £
On amounts payable to group companies	-	122,164
On bank overdrafts	-	2,854
Other interest	3,774	-
	<u>3,774</u>	<u>125,018</u>

3 Profit on ordinary activities before taxation	2015 £	2014 £
Profit on ordinary activities before taxation is stated after charging:		
Depreciation of tangible fixed assets		
- owned	16,755	11,451
Exchange losses on foreign currency transactions	999	99
Operating lease rentals	7,938	5,971
Auditor's remuneration for statutory audit	12,250	11,250
	<u>16,755</u>	<u>11,451</u>

# STANDARD SECURITIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2015

4	Directors' remuneration	2015 £	2014 £
	Directors' remuneration	340,000	1,800,000
		<u>340,000</u>	<u>1,800,000</u>

5	Tax on profit on ordinary activities	2015 £	2014 £
	<b>Current tax</b>		
	U.K. corporation tax	388,074	43,040
	Adjustment in respect of prior years	89,275	(7,265)
	<b>Total current tax</b>	<u>477,349</u>	<u>35,775</u>
	<b>Deferred tax</b>		
	Origination and reversal of timing differences	15,394	(29,247)
	<b>Total tax on profit on ordinary activities</b>	<u>492,743</u>	<u>6,528</u>

### Factors affecting the tax charge for the year

The tax assessed for the year is higher than the standard rate of corporation tax of 20.83% (2014 - 23.00%). The differences are explained below:

Profit on ordinary activities before taxation	1,993,422	186,230
Profit on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 20.83% (2014 - 23.00%)	<u>415,287</u>	<u>42,832</u>
Effects of:		
Expenses not deductible for tax purposes	6,460	64,418
Income not taxable	(16,214)	(93,097)
Depreciation in excess of capital allowances	(16,035)	(34,421)
Group relief claimed	-	(38,405)
Adjustment in respect of property sold as trading stock	-	102,335
Other movements	(1,424)	819,849
Adjustments in respect of prior years	89,275	(7,265)
Tax on revalued property valuation gains of previous years	-	(820,471)
	<u>62,062</u>	<u>(7,057)</u>
<b>Current tax charge for the year</b>	<u>477,349</u>	<u>35,775</u>

# STANDARD SECURITIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2015

### 6 Tangible fixed assets

	Freehold investment properties £	Long leasehold properties £	Plant and machinery etc £	Total £
<b>Cost or valuation</b>				
At 1 June 2014	25,870,001	6,855,000	208,977	32,933,978
Additions	20,000	1,762,121	48,929	1,831,050
Revaluation	1,657,826	119,328	-	1,777,154
Disposals	(77,827)	-	(2,683)	(80,510)
Transfer	(380,000)	380,000	-	-
At 31 May 2015	27,090,000	9,116,449	255,223	36,461,672
<b>Depreciation</b>				
At 1 June 2014	-	-	144,095	144,095
Charge for the year	-	-	16,755	16,755
At 31 May 2015	-	-	160,850	160,850
<b>Net book value</b>				
At 31 May 2015	27,090,000	9,116,449	94,373	36,300,822
At 31 May 2014	25,870,001	6,855,000	64,882	32,789,883

#### Comparable historical cost for tangible fixed assets included at valuation:

	Freehold investment properties £	Long leasehold properties £
At cost	15,418,775	6,892,509
Aggregate depreciation	-	-
<b>Net book value</b>		
At 31 May 2015	15,418,775	6,892,509

Property has been valued at 31 May 2015 based on an open market existing use basis by Robert Mitchells RCIS Chartered Surveyor.

### 7 Debtors

	2015 £	2014 £
Trade debtors	127,983	160,541
Amounts owed by group undertakings	3,301,542	3,415,125
Other debtors	1,681,172	1,955,249
	5,110,697	5,530,915

# STANDARD SECURITIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2015

8	Creditors: amounts falling due within one year	2015 £	2014 £
	Trade creditors	69,053	51,131
	Corporation tax	-	856,246
	Other taxation and social security costs	-	28,520
	Other creditors	235,415	2,495,621
		<u>304,468</u>	<u>3,431,518</u>

9	Provisions for liabilities	Deferred tax liability £
	Balance at 1 June 2014	274,259
	Profit and loss account	15,394
	Balance at 31 May 2015	<u>289,653</u>

The deferred tax liability is made up as follows:

	2015 £	2014 £
Accelerated capital allowances	<u>289,653</u>	<u>274,259</u>

No provision for deferred taxation has been made in respect of the tax which would be payable if revalued properties were sold at their revalued amounts because there is no intention currently to dispose of the properties. If these properties were disposed of at their balance sheet amount it is estimated that the company tax liability would amount to approximately £2,395,906 (2014: £1,929,272).

10	Share capital	2015 £	2014 £
	Allotted, called up and fully paid		
	100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

Monopro Limited is beneficially interested in the entire share capital of the company. Monopro Limited prepares consolidated accounts, copies of which can be obtained from the company secretary at the registered office address disclosed on the company information page of these financial statements.

# STANDARD SECURITIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2015

### 11 Reserves

	Revaluation reserve £	Profit and loss account £
Balance at 1 June 2014	11,436,129	26,107,049
Profit for the year	-	1,500,679
Revaluation during the year	2,157,154	-
Balance at 31 May 2015	<u>13,593,283</u>	<u>27,607,728</u>

The revaluation reserve is analysed between leasehold property and investment property as follows:

Long leasehold property £1,903,684 (2014: £1,404,356)  
Freehold investment property £9,961,772 (2014: £10,031,773)

### 12 Reconciliation of movements in shareholders' funds

	2015 £	2014 £
Profit for the financial year	1,500,679	179,702
Other recognised gains and losses	2,157,154	3,038,019
Taxation on valuation surpluses realised on sales of properties	-	(820,471)
Net addition to shareholders' funds	<u>3,657,833</u>	<u>2,397,250</u>
Opening shareholders' funds	<u>37,543,278</u>	<u>35,146,028</u>
Closing shareholders' funds	<u>41,201,111</u>	<u>37,543,278</u>

### 13 Commitments under operating leases

At 31 May 2015 the company was committed to making the following payments under non-cancellable operating leases in the year to 31 May 2016:

	Land and buildings 2015 £	2014 £
Operating leases which expire: In over five years	<u>1,250</u>	<u>-</u>

# **STANDARD SECURITIES LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2015**

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### **14 Related party relationships and transactions**

The company has taken advantage of the exemption in FRS8 that transactions with its wholly owned subsidiaries do not need to be disclosed.

The Exilarch's Foundation, a charitable organisation of which the trustees are Mr David Dangoor and Mr Michael Dangoor, was loaned £Nil (2014: £15,000) in the year by Standards Securities Limited and £Nil (2014: £Nil) was outstanding at the year end.

The company paid for expenses totalling £13,151 (2014: £Nil) on behalf of Sigma 2004 Ltd, a Jersey based trust in the name of two of the directors' children. At the year end £13,151 (2014: £Nil) was owed to the company by Sigma 2004 Ltd.

### **15 Control**

The directors consider Monopro Limited to be the ultimate controlling party. This is the parent company of the largest and smallest group for which group accounts are prepared. Copies of the group financial statements can be obtained from the company secretary.