Company Registration No. 01302471 (England and Wales)

ANGLO AMERICAN EDUCATIONAL SERVICES LIMITED ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2016

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COMPANY INFORMATION

Directors

P M Lowy R Bhalla S D Perkins Dr L J Zweigman

S J Lowy

(Appointed 19 August 2015)

Secretary

P M Lowy S D Perkins

Company number

01302471

Registered office

1st Floor

134 Wigmore Street

London W1U 3SE

Auditor

Gerald Edelman 73 Cornhill London EC3V 3QQ

CONTENTS

Page
1
2 - 3
4 - 5
6
7
8
9
10 - 20

STRATEGIC REPORT

FOR THE YEAR ENDED 31 MARCH 2016

The directors present the strategic report for the year ended 31 March 2016.

Fair review of the business

The company performed well during the year to 31 March 2016 seeing revenues grow by 10.8% (2015: 9.8%) year on year and an improvement gross profit of 19% over 2015.

The company is well positioned at the year end to look forward with considerable optimism to continued growth in terms of both revenues and profitability.

Financial risk management objectives and policies.

The financial risk management within the company is governed by policies by the Board of Directors and senior management. These policies cover interest rate risk and areas such as cash management.

Company's exposure to various risks:

Credit risk

The company is not exposed to credit risk. All cash is deposited with its UK banks. The principal amount disclosed within debtors are amounts due from UK based customers and entities.

Market risk - Foreign exchange risk

The company is not exposed to foreign exchange risk as all of its income is derived from activities undertaken in the UK and all of its trade and other supplier invoices are in sterling. The company does occasionally bill in euros where the provision of service takes place in Europe. As a result its supplier will similarly invoice in euros thereby providing a natural hedge.

Interest rate risk.

The company's exposure to interest rate risk is considered immaterial taking into account the size of the borrowings.

On behalf of the board

P M Lowy Director

5 December 2016

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2016

The directors present their report and financial statements for the year ended 31 March 2016.

Principal activities

The principal activity of the company is that of supply of student accommodation and educational services.

Directors

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

P M Lowy R Bhalla S D Perkins Dr L J Zweigman S J Lowy

(Appointed 19 August 2015)

Results and dividends

The results for the year are set out on page 6.

No ordinary dividends were paid. The directors do not recommend payment of a final dividend.

Auditor

The auditors, Gerald Edelman, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

Statement of directors' responsibilities

The directors are responsible for preparing the annual 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.

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the directors individually 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 auditor is aware of that information.

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2016

Going concern

Having reviewed the company's financial forecasts and expected future cash flows, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the going concern basis has been adopted in preparing the financial statements for the year ended 31 March 2016.

On behalf of the board

P M Lowy Director

5 December 2016

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF ANGLO AMERICAN EDUCATIONAL SERVICES LIMITED

We have audited the financial statements of Anglo American Educational Services Limited for the year ended 31 March 2016 set out on pages 6 to 20. 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), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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 explained more fully 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 Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

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 2016 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 matters prescribed by the Companies Act 2006

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

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF ANGLO AMERICAN EDUCATIONAL SERVICES LIMITED

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.

Stephen Coleman ACA (Senior Statutory Auditor) for and on behalf of Gerald Edelman

5 December 2016

Chartered Accountants Statutory Auditor

73 Cornhill London EC3V 3QQ

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2016

			
		2016	2015
	Notes	£	£
Turnover	3	14,556,904	13,137,227
Cost of sales		(11,249,861)	(10,359,790)
Gross profit		3,307,043	2,777,437
Administrative expenses		(2,839,117)	(2,535,733)
Operating profit	4	467,926	241,704
Interest payable and similar charges	7	(12,041)	(13,146)
Exceptional item	8	<u>-</u>	(350,000)
Profit/(loss) before taxation		455,885	(121,442)
Taxation	9	(37,060)	(80,443)
Profit/(loss) for the financial year		418,825	(201,885)
Total comprehensive income for the yea	r	418,825	(201,885)
			-

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

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2016

	2016 £	2015 £
Profit/(loss) for the year	418,825	(201,885)
Other comprehensive income		
Total comprehensive income for the year	418,825	(201,885)

BALANCE SHEET

AS AT 31 MARCH 2016

•			2016		15
	Notes	£	£	£	£
Fixed assets					
Tangible assets	10		728,906		606,197
Current assets					
Debtors	11	7,984,835		7,743,337	
Cash at bank and in hand		434,751		239,274	
0 111 A 6 111 A 111 A	40	8,419,586		7,982,611	
Creditors: amounts falling due within one year	12	(5,986,014)		(5,849,378)	
Net current assets			2,433,572		2,133,233
Total assets less current liabilities			3,162,478		2,739,430
Creditors: amounts falling due after	13		(76 A90)		(61.161)
more than one year			(76,480)		(61,161)
Provisions for liabilities	17		(80,569)		(91,665)
Net assets			3,005,429		2,586,604
Capital and reserves					
Called up share capital	19		1,000		1,000
Profit and loss reserves			3,004,429		2,585,604
Total equity			3,005,429		2,586,604

The financial statements were approved by the board of directors and authorised for issue on 5 December 2016 and are signed on its behalf by:

P M Lowy Director

Company Registration No. 01302471

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2016

		Share capital			s	
	Notes	£	reserves £	£		
Balance at 1 April 2014		1,000	2,787,489	2,788,489		
Period ended 31 March 2015: Loss and total comprehensive income for the year		-	(201,885)	(201,885)		
Balance at 31 March 2015		1,000	2,585,604	2,586,604		
Period ended 31 March 2016: Loss and total comprehensive income for the year		-	418,825	418,825		
Balance at 31 March 2016		1,000	3,004,429	3,005,429		

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2016

Accounting policies

Company information

Anglo American Educational Services Limited is a company limited by shares incorporated in England and Wales. The registered office is 1st Floor, 134 Wigmore Street, London, W1U 3SE.

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.

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

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

These financial statements for the year ended 31 March 2016 are the first financial statements of Anglo American Educational Services 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 April 2014. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

The company has taken advantage of the disclosure exemption in FRS102 from the requirements of Section 7 Statement of Cash Flows on the grounds that it is a subsidiary undertaking and is included in the consolidated financial statements of Lowy Anglo Limited. These consolidated financial statements are available at the registered office of Lowy Anglo Limited.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover represents amounts receivable for the supply of student accommodation and educational services. Revenue is recognised on occupation of the property.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Leasehold improvements

Over the life of the lease

Fixtures, fittings & equipment

12.5% Reducing balance method

Motor vehicles

25% Reducing balance method

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

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

1 Accounting policies

(Continued)

1.5 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.6 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position 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.

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.

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

1 Accounting policies

(Continued)

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.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

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

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.9 Taxation

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

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

1 Accounting policies

(Continued)

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.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.10 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.12 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets at the lower of the assets fair value at the date of inception and the present value of the minimum lease payments. The related liability is included in the balance sheet as a finance lease obligation. Lease payments are treated as consisting of capital and interest elements. The interest is charged to the profit and loss account so as to produce a constant periodic rate of interest on the remaining balance of the liability.

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2016

1 Accounting policies

(Continued)

1.13 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation are included in the profit and loss account for the period.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Turnover and other revenue

An analysis of the company's turnover is as follows:

3,137,227
2015
£
3,137,227
2015
£
16,503
6,500
75,531
15,817
6,577,537

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

5 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2016	2015
	Number	Number
Service and reception	59	55
Offices and management	35	40
	94	95
		====
Their aggregate remuneration comprised:		
	2016	2015
	£	£
Wages and salaries	2,040,636	1,959,820
Social security costs	148,647	144,766
Pension costs	31,023	25,768
	2,220,306	2,130,354
6 Directors' remuneration		
	2016	2015
	£	£
Remuneration for qualifying services	289,920	265,414
Company pension contributions to defined contribution	schemes 22,800	14,523
	312,720	279,937
		=======================================

The number of directors for whom retirement benefits are accruing under defined contribution schemes amounted to 3 (2015 - 2).

Remuneration disclosed above include the following amounts paid to the highest paid director:

Remuneration for qualifying services	187,995	190,339
Company pension contributions to defined contribution schemes	15,756	8,691

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

	Interest payable and similar charges		
		2016	2015
		£	£
	Interest on bank overdrafts and loans	381	93
	Interest on finance leases and hire purchase contracts	11,660 ———	13,053
		12,041	13,146
			
8	Exceptional item	0040	0045
		2016	2015
		£	£
	Loan write off	-	350,000
	The amount relates to a loan due from a connected company which was waived.		=
9	Taxation		
		2016	2015
		£	£
	Current tax	40 1EG	
'	UK corporation tax on profits for the current period	48,156 ———	
ſ	Deferred tax		
(Origination and reversal of timing differences	(11,096) ———	80,443
	Total tax charge	37,060	80,443
	The charge for the year can be reconciled to the profit//less) per the profit and less		
	The charge for the year can be reconciled to the profit/(loss) per the profit and loss	account as i	ollows.
		2016 £	2015 £
			~
1	Profit/(loss) before taxation	455,885	(121,442)
ļ	Profit/(loss) before taxation	455,885 ———	
1	Expected tax charge based on the standard rate of corporation tax in the UK	<u> </u>	(121,442
	Expected tax charge based on the standard rate of corporation tax in the UK of 20.00% (2015: 21.00%)	91,177	(121,442
 	Expected tax charge based on the standard rate of corporation tax in the UK of 20.00% (2015: 21.00%) Tax effect of expenses that are not deductible in determining taxable profit	91,177	(25,503
	Expected tax charge based on the standard rate of corporation tax in the UK of 20.00% (2015: 21.00%) Tax effect of expenses that are not deductible in determining taxable profit Tax effect of utilisation of tax losses not previously recognised	91,177	(121,442 ———————————————————————————————————
 - -	Expected tax charge based on the standard rate of corporation tax in the UK of 20.00% (2015: 21.00%) Tax effect of expenses that are not deductible in determining taxable profit Tax effect of utilisation of tax losses not previously recognised Group relief	91,177 1,602 (53,948)	(121,442 ———————————————————————————————————
-	Expected tax charge based on the standard rate of corporation tax in the UK of 20.00% (2015: 21.00%) Tax effect of expenses that are not deductible in determining taxable profit Tax effect of utilisation of tax losses not previously recognised Group relief Permanent capital allowances in excess of depreciation	91,177 1,602 (53,948) - (8,880)	(121,442 ———————————————————————————————————
-	Expected tax charge based on the standard rate of corporation tax in the UK of 20.00% (2015: 21.00%) Tax effect of expenses that are not deductible in determining taxable profit Tax effect of utilisation of tax losses not previously recognised Group relief	91,177 1,602 (53,948)	
	Expected tax charge based on the standard rate of corporation tax in the UK of 20.00% (2015: 21.00%) Tax effect of expenses that are not deductible in determining taxable profit Tax effect of utilisation of tax losses not previously recognised Group relief Permanent capital allowances in excess of depreciation Depreciation on assets not qualifying for tax allowances	91,177 1,602 (53,948) - (8,880) 18,205	(25,503 - (49,280 (15,222 (60,065 150,070

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

10	Tangible fixed assets	Leasehold improvements	fittings &	lotor vehicles	Total
		£	equipment £	£	£
	Cost	~	~	~	~
	At 1 April 2015	-	918,663	88,336	1,006,999
	Additions	53,630	177,844	2,898	234,372
	At 31 March 2016	53,630	1,096,507	91,234	1,241,371
	Depreciation and impairment				
	At 1 April 2015	-	337,394	63,408	400,802
	Depreciation charged in the year	9,817	94,889	6,957	111,663
	At 31 March 2016	9,817	432,283	70,365	512,465
	Carrying amount				
	At 31 March 2016	43,813	664,224	20,869	728,906
	At 31 March 2015	-	581,269	24,928	606,197
		•		£	£
	Fixtures, fittings & equipment			115,846	72,550
	Motor vehicles			12,270	16,360
				128,116	88,910
	Depreciation charge for the year in respect of	leased assets		20,639	
11					15,817
	Debtors				15,817 ———
				2016 £	2015
	Debtors Amounts falling due within one year:			2016 £	
					2015
	Amounts falling due within one year:			£	2015 £
	Amounts falling due within one year: Trade debtors			£ 1,162,076 5,834,117 365,514	2015 £ 833,608 5,834,117
	Amounts falling due within one year: Trade debtors Amount due from parent undertaking			£ 1,162,076 5,834,117	2015 £ 833,608
	Amounts falling due within one year: Trade debtors Amount due from parent undertaking Amounts due from group undertakings			£ 1,162,076 5,834,117 365,514	2015 £ 833,608 5,834,117
	Amounts falling due within one year: Trade debtors Amount due from parent undertaking Amounts due from group undertakings Other debtors			£ 1,162,076 5,834,117 365,514 199,584	2015 £ 833,608 5,834,117 - 213,499

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

	Creditors: amounts falling due within one year			
			2016	2015
		Notes	£	£
	Bank loans and overdrafts	14	302,888	-
	Obligations under finance leases	15	36,105	24,136
	Trade creditors		330,978	786,172
	Corporation tax		48,156	-
	Other taxation and social security		186,339	178,154
	Other creditors		595,705	758,261
	Accruals and deferred income		4,485,843	4,102,655 —————
		•	5,986,014 ======	5,849,378
13	Creditors: amounts falling due after more than one year			
			2016	2015
		Notes	£	£
	Obligations under finance leases	15	76,480 ———	61,161
14	Loans and overdrafts			
			2016 £	2015 £
			L	£
	Bank overdrafts		302,888	-
	Payable within one year		302,888	-
15	Finance lease obligations			<u>-</u>
	Thursd reade obligations		2016	2015
	Future minimum lease payments due under finance leases:		£	£
	Within one year		36,105	24,136
	In two to five years		76,480	61,161

Finance lease payments represent rentals payable by the company for certain items of plant and machinery. The average lease term is 5 years. All leases are on a fixed repayment basis and no arrangements have been entered into for contingent rental payments.

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

16	Provisions for liabilities		2016 £	2015 £
	Deferred tax liabilities	17	80,569	91,665
			80,569	91,665

17 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
Balances:	£	£
Accelerated capital allowances	80,569	91,665
	· <u></u>	
		2016
Movements in the year:		£
Liability at 1 April 2015		91,665
Credit to profit and loss		(11,096) ———
Liability at 31 March 2016		80,569

18 Retirement benefit schemes

Defined contribution schemes

The company operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the company in an independently administered fund.

The charge to profit and loss in respect of defined contribution schemes was £31,023 (2015 - £25,768).

19 Share capital

	2016	2015
	£	£
Ordinary share capital		
Issued and fully paid	•	
1,000 Ordinary shares of £1 each	1,000	1,000

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

20 Operating lease commitments

Lessee

At the reporting date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2016	2015
	£	£
Within one year	7,512,347	7,203,851
Between two and five years	12,933,465	14,752,179
In over five years	81,472	336,279
	20,527,284	22,292,309

21 Related party transactions

Transactions with related parties

During the year the company was charged £500,000 (2015: £400,000) by Lowy Group Limited, a company under common control, in respect of management services provided. As at the year end a net amount of £329,457 (2015 - £362,773- creditor) was due from Lowy Group Limited.

There are no interest or repayment terms attached to any of the above balances.

During the year £nil (2015: £350,000) due from Umi Central Limited, a connected company by virtue of having common directors, was waived.

The company has taken advantage of the exemption available in accordance with 'FRS 102 Related party disclosures' not to disclose transactions entered into between two or more members of a group, as the company is a wholly owned subsidiary undertaking of the group to which it is party to the transactions.

The company has given unlimited guarantees in favour of other group companies and connected companies in support of certain borrowings of these companies.

22 Controlling party

The ultimate parent undertaking is Lowy Anglo Limited, a company incorporated in England and Wales whose registered office address is 1st Floor, 134 Wigmore Street, London W1U 3SE.

The ultimate controlling party is P M Lowy.