

Company Registration No. 02367409 (England and Wales)

INTERCOUNTY PROPERTIES LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019
PAGES FOR FILING WITH REGISTRAR

INTERCOUNTY PROPERTIES LIMITED

CONTENTS

	Page
Balance sheet	1 - 2
Notes to the financial statements	4 - 9

INTERCOUNTY PROPERTIES LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2019

	Notes	2019 £	2018 £
Fixed assets			
Tangible assets	3	1	1
Investments	4	7,630,710	7,630,710
		<u>7,630,711</u>	<u>7,630,711</u>
Current assets			
Stocks		1,317,913	1,167,818
Debtors	5	14,375,685	14,872,141
Cash at bank and in hand		1,692,678	242,986
		<u>17,386,276</u>	<u>16,282,945</u>
Creditors: amounts falling due within one year	6	(11,592,902)	(13,801,304)
Net current assets		<u>5,793,374</u>	<u>2,481,641</u>
Total assets less current liabilities		<u>13,424,085</u>	<u>10,112,352</u>
Creditors: amounts falling due after more than one year	7	(1,920,000)	(1,920,000)
Net assets		<u><u>11,504,085</u></u>	<u><u>8,192,352</u></u>
Capital and reserves			
Called up share capital		100	100
Revaluation reserve		5,704,459	5,704,459
Profit and loss reserves		5,799,526	2,487,793
Total equity		<u><u>11,504,085</u></u>	<u><u>8,192,352</u></u>

The director of the company has elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 December 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

INTERCOUNTY PROPERTIES LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 DECEMBER 2019

The financial statements were approved and signed by the director and authorised for issue on 24 August 2020

R D Cardash

Director

Company Registration No. 02367409

INTERCOUNTY PROPERTIES LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2019

	Share capital	Revaluation reserve	Profit and loss reserves	Total
	£	£	£	£
Balance at 1 January 2018	100	5,488,698	2,481,979	7,970,777
Year ended 31 December 2018:				
Profit and total comprehensive income for the year	-	-	5,814	5,814
Other	-	215,761	-	215,761
Balance at 31 December 2018	100	5,704,459	2,487,793	8,192,352
Year ended 31 December 2019:				
Profit and total comprehensive income for the year	-	-	3,311,733	3,311,733
Balance at 31 December 2019	100	5,704,459	5,799,526	11,504,085

INTERCOUNTY PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2019

1 Accounting policies

Company information

Intercounty Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is 1 Angel Court, Pall Mall, London, SW1Y 6QF.

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 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 under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

The company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

1.2 Turnover

Turnover represents net rent and management charges receivable excluding VAT.

1.3 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:

Fixtures, fittings & equipment	20% on cost
--------------------------------	-------------

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.

1.4 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Transaction costs are expensed to profit or loss as incurred. Changes in fair value are recognised in other comprehensive income except to the extent that a gain reverses a loss previously recognised in profit or loss, or a loss exceeds the accumulated gains recognised in equity; such gains and loss are recognised in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

INTERCOUNTY PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

1 Accounting policies

(Continued)

1.5 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

1.6 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and 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 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.

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.

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 payments 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.

1.8 Equity instruments

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

INTERCOUNTY PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

1 Accounting policies

(Continued)

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

1.9 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.

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.

INTERCOUNTY PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 3 (2018 - 3).

	2019 Number	2018 Number
Total	3	3

3 Tangible fixed assets

	Plant and machinery etc
	£
Cost	
At 1 January 2019 and 31 December 2019	24,329
Depreciation and impairment	
At 1 January 2019 and 31 December 2019	24,328
Carrying amount	
At 31 December 2019	1
At 31 December 2018	1

4 Fixed asset investments

	Notes	2019 £	2018 £
Investments in subsidiaries		7,630,710	7,630,710
Movements in fixed asset investments			
			Shares in group undertakings
			£
Cost or valuation			
At 1 January 2019 & 31 December 2019			7,630,710
Carrying amount			
At 31 December 2019			7,630,710
At 31 December 2018			7,630,710

INTERCOUNTY PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

5 Debtors		2019	2018
		£	£
Amounts falling due within one year:			
Trade debtors		22,600	-
Amounts owed by group undertakings		7,782,308	9,349,871
Other debtors		6,570,777	5,522,270
		<u>14,375,685</u>	<u>14,872,141</u>
6 Creditors: amounts falling due within one year		2019	2018
		£	£
Bank loans		-	1,620,000
Trade creditors		72,206	78,012
Amounts owed to group undertakings		8,358,764	7,790,118
Corporation tax		-	1,669
Other taxation and social security		3,003	4,985
Other creditors		3,158,929	4,306,520
		<u>11,592,902</u>	<u>13,801,304</u>
7 Creditors: amounts falling due after more than one year		2019	2018
	Notes	£	£
Other borrowings	8	<u>1,920,000</u>	<u>1,920,000</u>
Other creditors include non redeemable and non cumulative preference shares. The holders of preference shares are entitled to a fixed dividend of 9.45% of the nominal value and do not have further right to participate in the profits of the company.			
Amounts included above which fall due after five years are as follows:			
Payable other than by instalments		<u>1,920,000</u>	<u>1,920,000</u>

INTERCOUNTY PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

8 Loans and overdrafts

	2019 £	2018 £
Bank loans	-	1,620,000
Preference shares	1,920,000	1,920,000
	<u>1,920,000</u>	<u>3,540,000</u>
Payable within one year	-	1,620,000
Payable after one year	1,920,000	1,920,000
	<u>1,920,000</u>	<u>1,920,000</u>

Bank loans are secured by

- 1 a fixed legal charge over the freehold property of the company and floating charge over all the assets of the company.
- 2 a fixed charge over the property owned by RDC Dorking LLP, an entity controlled by R D Cardash, a director of the company.

During the year, the bank loan was fully repaid.

9 Related party transactions

i) During the year the company charged management charges of £94,000 (2018: £79,000) to group companies.

ii) At the balance sheet date, the balances due from/to group companies were £7,782,308 (2018: £9,349,871) and £8,358,764 (2018: £7,790,118) respectively.

iii) At the balance sheet date the balances due from/to companies in which R D Cardash is a director were £455,780 (2018: £Nil) and £994,383 (2018: £2,003,242) respectively and the balance due from entities controlled R D Cardash was £5,956,197 (2018: £4,578,151).

iv) Included in the other creditors is the balance of £44,013 (2018: £44,013) owed to Mrs J S Cardash and loan interest of £1,666,501 (2018: 1,666,501) and £27,565 (2018: £27,565) payable to R D Cardash and Mrs J S Cardash respectively.

10 Directors' transactions

The balance due to the director at the balance sheet date was £38,232 (2018: £173,786).

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.