

BMC PROPERTIES AND MANAGEMENT LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2019

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BMC PROPERTIES AND MANAGEMENT LIMITED

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BMC PROPERTIES AND MANAGEMENT LIMITED

BALANCE SHEET


AS AT 31 MARCH 2019

	Notes	2019 £	£	2018 £	£
Fixed assets					
Tangible assets	3	29,895,286		29,640,752	
Investments	4	102		102	
		<u>29,895,388</u>		<u>29,640,854</u>	
Current assets					
Debtors	7	1,358,859		1,363,852	
Investments	8	6,128,778		4,404,522	
Cash at bank and in hand		3,322,534		4,058,961	
		<u>10,810,171</u>		<u>9,827,335</u>	
Creditors: amounts falling due within one year	9	<u>(4,089,530)</u>		<u>(2,452,737)</u>	
Net current assets		<u>6,720,641</u>		<u>7,374,598</u>	
Total assets less current liabilities		<u>36,616,029</u>		<u>37,015,452</u>	
Creditors: amounts falling due after more than one year	10	(24,250,000)		(24,250,000)	
Provisions for liabilities	11	(1,075,448)		(1,075,448)	
Net assets		<u>11,290,581</u>		<u>11,690,004</u>	
Capital and reserves					
Called up share capital	13	1,100		1,100	
Profit and loss reserves		11,289,481		11,688,904	
Total equity		<u>11,290,581</u>		<u>11,690,004</u>	

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

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

The financial statements were approved and signed by the director and authorised for issue on 29 November 2019


B M Al-Chalabi
Director

Company Registration No. 02547981

BMC PROPERTIES AND MANAGEMENT LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2019

	Notes	Share capital £	Profit and loss reserves £	Total £
Balance at 1 April 2017		1,100	11,417,851	11,418,951
Year ended 31 March 2018:				
Profit and total comprehensive income for the year		-	521,281	521,281
Dividends		-	(250,228)	(250,228)
Balance at 31 March 2018		1,100	11,688,904	11,690,004
Year ended 31 March 2019:				
Loss and total comprehensive income for the year		-	(99,923)	(99,923)
Dividends		-	(299,500)	(299,500)
Balance at 31 March 2019		1,100	11,289,481	11,290,581

Included in profit and loss reserves are unrealised and non-distributable amounts totalling £7,081,546 relating to freehold property revaluations.

BMC PROPERTIES AND MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

Company information

BMC Properties and Management Limited is a private company limited by shares incorporated in England and Wales. The registered office is Ainsley Court, 11 Queens Gate, London, SW7 5EL.

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 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 is recognised at the fair value of the consideration received or receivable for property rentals and other income.

Revenue from property rentals and other income is recognised when the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

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:

Land and buildings Freehold	No depreciation
Fixtures, fittings & equipment	33% reducing balance
Motor vehicles	25% straight line

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 cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

BMC PROPERTIES AND MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

(Continued)

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.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

1.5 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible 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.

1.6 Cash at bank and in hand

Cash at bank and in hand 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.

BMC PROPERTIES AND MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

(Continued)

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.

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.

BMC PROPERTIES AND MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

(Continued)

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.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 32 (2018 - 32).

3 Tangible fixed assets

	Land and buildings	Plant and machinery etc	Total
	£	£	£
Cost or valuation			
At 1 April 2018	29,640,696	381,328	30,022,024
Additions	254,552	-	254,552
At 31 March 2019	29,895,248	381,328	30,276,576
Depreciation and impairment			
At 1 April 2018	-	381,272	381,272
Depreciation charged in the year	-	18	18
At 31 March 2019	-	381,290	381,290
Carrying amount			
At 31 March 2019	29,895,248	38	29,895,286
At 31 March 2018	29,640,696	56	29,640,752

Land and buildings with a carrying amount of £29,895,248 were revalued as at 31 March 2019 by the directors on the basis of market value.

BMC PROPERTIES AND MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

3 Tangible fixed assets

(Continued)

If revalued assets were stated on an historical cost basis rather than a fair value basis, the total amounts included would have been as follows:

	2019 £	2018 £
Cost	30,276,576	22,940,478
Accumulated depreciation	(381,290)	(381,272)
Carrying value	<u>29,895,286</u>	<u>22,559,206</u>

4 Fixed asset investments

	2019 £	2018 £
Investments	<u>102</u>	<u>102</u>

Fixed asset investments not carried at market value

Movements in fixed asset investments

	Shares in group undertakings £
Cost or valuation	
At 1 April 2018 & 31 March 2019	<u>102</u>
Carrying amount	
At 31 March 2019	<u>102</u>
At 31 March 2018	<u>102</u>

5 Subsidiaries

Details of the company's subsidiaries at 31 March 2019 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held Direct Indirect
Imperial Management Ltd	England and Wales	Operating hotel, bar & club	Ordinary	100.00
The London Magazine and Associated Publications Ltd	England and Wales	Magazine publications	Ordinary	100.00

BMC PROPERTIES AND MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

5 Subsidiaries

(Continued)

The aggregate capital and reserves and the result for the year of the subsidiaries noted above was as follows:

Name of undertaking	Profit/(Loss) £	Capital and Reserves £
Imperial Management Ltd	(4,007)	(665,576)
The London Magazine and Associated Publications Ltd	(124,011)	(937,386)

6 Financial instruments

	2019 £	2018 £
Carrying amount of financial assets		
Instruments measured at fair value through profit or loss	6,128,778	4,404,522

7 Debtors

	2019 £	2018 £
Amounts falling due within one year:		
Trade debtors	61,761	34,515
Amounts owed by group undertakings	1,036,015	914,024
Other debtors	261,083	415,313
	1,358,859	1,363,852

8 Current asset investments

	2019 £	2018 £
Other investments	6,128,778	4,404,522

9 Creditors: amounts falling due within one year

	2019 £	2018 £
Bank loans and overdrafts	3,866,643	2,165,346
Trade creditors	59,007	107,434
Corporation tax	-	25,581
Other taxation and social security	26,250	23,267
Other creditors	137,630	131,109
	4,089,530	2,452,737

BMC PROPERTIES AND MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

10 Creditors: amounts falling due after more than one year

	2019 £	2018 £
Bank loans and overdrafts	24,250,000	24,250,000

11 Provisions for liabilities

	2019 £	2018 £
Deferred tax liabilities	12 1,075,448	1,075,448

12 Deferred taxation

The following are the major deferred tax liabilities and assets recognised by the company and movements thereon:

	Liabilities 2019 £	Liabilities 2018 £
Balances:		
Revaluations	-	1,345,494
Statutory database figures differ from the trial balance:		
Deferred tax balances	1,075,448	1,075,448
Difference	(1,075,448)	270,046

There were no deferred tax movements in the year.

13 Called up share capital

	2019 £	2018 £
Ordinary share capital		
Issued and fully paid		
1,100 Ordinary shares of £1 each	1,100	1,100
	1,100	1,100

BMC PROPERTIES AND MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

14 Audit report information

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

The auditor's report was unqualified.

The auditor was Cavendish.

15 Related party transactions

Transactions with related parties

During the year the company entered into the following transactions with related parties:

	Other income	
	2019	2018
	£	£
Key management personnel	5,200	5,200

The following amounts were outstanding at the reporting end date:

	2019	2018
	£	£
Amounts due from related parties		
Entities over which the entity has control, joint control or significant influence	1,018,752	896,761
Key management personnel	7,697	8,719

16 Directors' transactions

Dividends totalling £299,228 (2018 - £250,000) were paid in the year in respect of shares held by the company's directors.