

Myfield Limited
Financial Statements
30th November 2019



CLAYTON STARK & CO
Chartered Accountants & Statutory Auditors
5th Floor Charles House
108-110 Finchley Road
London NW3 5JJ

Myfield Limited

Financial Statements

Year ended 30th November 2019

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Myfield Limited

Directors' Report

Year ended 30th November 2019

The directors present their report and the financial statements of the company for the year ended 30th November 2019.

Directors

The directors who served the company during the year were as follows:

M A M Slowe FRICS
M V Sternberg QC KCFO
P Grossmith-Dwek
N Tamir
R Slowe
D Sternberg

Events after the end of the reporting period

As more fully explained in note 13 to the financial statements the company will be adversely affected by the coronavirus (COVID-19) pandemic.

Directors and officers liability insurance

The company has purchased limited insurance cover for its Directors and officers against costs of defending them in legal proceedings taken against them in that capacity and in respect of any damages resulting from those proceedings. The insurance does not provide cover where the Director has acted fraudulently or dishonestly.

Directors' responsibilities statement

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 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 judgments 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.

Myfield Limited

Directors' Report *(continued)*

Year ended 30th November 2019

Auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

The auditor is deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006.

Small company provisions

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

This report was approved by the board of directors on - 6 AUG 2020 and signed on behalf of the board by:



Mr M A M Slowe FRICS
Company Secretary

Registered office:
5th Floor Charles House
108-110 Finchley Road
London NW3 5JJ

Myfield Limited

Independent Auditor's Report to the Member of Myfield Limited

Year ended 30th November 2019

Opinion

We have audited the financial statements of Myfield Limited (the 'company') for the year ended 30th November 2019 which comprise the statement of income and retained earnings, statement of financial position and the related notes, including a summary of significant accounting policies. 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 Section 1A 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30th November 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Myfield Limited**Independent Auditor's Report to the Member of Myfield Limited (continued)****Year ended 30th November 2019****Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which 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 and the directors' report in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Myfield Limited**Independent Auditor's Report to the Member of Myfield Limited** *(continued)***Year ended 30th November 2019****Responsibilities of directors**

As explained more fully in the directors' responsibilities statement on page 1, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's member, 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 member those matters that 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 member as a body, for our audit work, for this report, or for the opinions we have formed.



Niranjana Kariya FCA (Senior Statutory Auditor)

For and on behalf of
Clayton Stark & Co
Chartered Accountants & Statutory Auditors
5th Floor Charles House
108-110 Finchley Road
London NW3 5JJ

- 6 AUG 2020

Myfield Limited**Statement of Income and Retained Earnings****Year ended 30th November 2019**

	Note	2019 £	2018 £
Turnover		171,453	104,486
Cost of sales		(8,061)	(6,994)
Gross profit		163,392	97,492
Administrative expenses		(7,059)	(6,311)
(Loss) on revaluation of investment properties		(74,804)	(3,000)
Operating profit		81,529	88,181
Other interest receivable and similar income		19	–
Profit before taxation		81,548	88,181
Tax on profit	5	(16,324)	(16,599)
Profit for the financial year and total comprehensive income		65,224	71,582
Retained earnings at the start of the year		384,184	312,602
Retained earnings at the end of the year		449,408	384,184

All the activities of the company are from continuing operations.

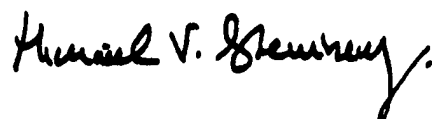
The notes on pages 8 to 13 form part of these financial statements.

Myfield Limited**Statement of Financial Position****30th November 2019**

	Note	2019	2018
		£	£
Fixed assets			
Tangible assets	7	2,334,000	1,377,000
Current assets			
Debtors	8	40,964	26,623
Creditors: amounts falling due within one year	9	(1,925,554)	(1,019,437)
Net current liabilities		(1,884,590)	(992,814)
Total assets less current liabilities		449,410	384,186
Net assets		449,410	384,186
Capital and reserves			
Called up share capital		2	2
Profit and loss account		449,408	384,184
Shareholder funds		449,410	384,186

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 Section 1A 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved by the board of directors and authorised for issue on **6 AUG 2020**, and are signed on behalf of the board by:



M V Sternberg QC KCFO
Director

Company registration number: 02863014

The notes on pages 8 to 13 form part of these financial statements.

Myfield Limited

Notes to the Financial Statements *(continued)*

Year ended 30th November 2019

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 5th Floor Charles House, 108-110 Finchley Road, London, NW3 5JJ. The company's principal place of business is Unit 3, Delta Court, Manor Way, Borehamwood, Herts. WD6 1FJ.

The principal activity of the company is that of property investment.

2. Statement of compliance

These accounts have been prepared in compliance with the provisions of FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on a going concern basis under the historical cost convention, as modified by the revaluation of investment properties measured at fair value. The changes in fair value are recognised in the statement of income and retained earnings.

The company's investment properties comprises properties jointly owned with other parties as tenants in common. It is only the company's share of assets, liabilities, income and expenditure that is brought into the accounts.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Related party transactions

The company has taken advantage of the exemption from disclosing transactions with members of the group as they are wholly owned.

Going concern

The directors believe that the company has a strong balance sheet and that it is well placed to manage its business risks successfully. Accordingly, they have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

Revenue recognition

The turnover represents rents receivable for the year.

Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax the company is expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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 either of the company or companies within the group. Deferred tax is measured using the tax

Myfield Limited

Notes to the Financial Statements *(continued)*

Year ended 30th November 2019

3. Accounting policies *(continued)*

Income tax *(continued)*

rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Current or deferred taxation assets and liabilities are not discounted.

Tangible assets

The company's tangible assets comprise investment properties.

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment properties are revalued to their fair values at each reporting date and any changes in fair values are recognised in the statement of income and retained earnings.

Property purchases and disposals

Purchases and disposals of investment properties are recognised where contracts have been completed during the accounting period. Net surplus or deficit arising on sale, if applicable, is taken to the statement of income and retained earnings.

Property maintenance and refurbishment costs

Irrecoverable running costs directly attributable to specific properties are charged to the statement of income and retained earnings as costs of sales. Costs incurred in the improvement of the portfolio which, in the opinion of the directors, are not of a capital nature are written off to the statement of income and retained earnings as incurred.

Administration expenses

All costs not directly attributable to the individual properties are treated as administration expenses.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly and a loss is recognised in the statement of income and retained earnings. Prior impairments are also reviewed for possible reversal at each reporting date.

Financial instruments

These consist of financial assets and financial liabilities:-

Financial assets

Basic financial assets, including trade and other receivables, amounts receivable from fellow group companies and cash and bank balances are initially recognised at transaction price. At the end of each reporting period, financial assets are assessed for objective evidence of impairment and any impairment loss is recognised in profit and loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, then this decrease in the impairment loss is reversed and is recognised in profit and loss.

Myfield Limited

Notes to the Financial Statements *(continued)*

Year ended 30th November 2019

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Loans to group companies are recoverable on demand and are accordingly classified as current assets.

Financial liabilities

Basic financial liabilities including trade and other payables and loans from fellow group companies and other parties are classified as debt and are initially recognised at transaction price, unless the arrangements 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.

Trade payables are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Accounts 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 payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Loans from group companies and third parties are classified as current liabilities as they are repayable on demand, and recognised at transaction price.

4. Auditor's remuneration

	2019	2018
	£	£
Fees payable for the audit of the financial statements	<u>1,000</u>	<u>1,000</u>

5. Tax on profit

Major components of tax expense

	2019	2018
	£	£
Current tax:		
UK current tax expense	31,000	18,000
Adjustments in respect of prior periods	(676)	(401)
Total current tax	<u>30,324</u>	<u>17,599</u>
Deferred tax:		
Origination and reversal of timing differences	(14,000)	(1,000)
Tax on profit	<u>16,324</u>	<u>16,599</u>

6. Employees

The only employees of the company are the six (2018 - six) directors who are also directors of all active companies within the group. The directors' remuneration is only charged in the accounts of a fellow subsidiary, Martin Slowe Estates Limited.

Myfield Limited**Notes to the Financial Statements** *(continued)***Year ended 30th November 2019****7. Tangible assets**

	Land and buildings £
Cost or valuation	
At 1st December 2018	1,377,000
Additions	1,031,804
Revaluations	(74,804)
At 30th November 2019	<u>2,334,000</u>
Depreciation	
At 1st December 2018 and 30th November 2019	—
Carrying amount	
At 30th November 2019	<u>2,334,000</u>
At 30th November 2018	<u>1,377,000</u>

Tangible assets held at valuation

The company's land and buildings comprise the company's share in freehold properties which are jointly owned with other parties as tenants in common. These are held as investment properties and have been valued at 30 November 2019 by Mr M Slowe, a director of the company who is also a Fellow of the Royal Institute of Chartered Surveyors of many years standing with considerable experience in the locations and category of investment properties being valued. The valuations have been carried out on an open market value basis in accordance with the Appraisal and Valuation Manual of The Royal Institution of Chartered Surveyors. The estimated yield rates used varied from 7.25% to 9%. The historical cost of the investment properties at 30 November 2019 was £2,539,457 (2018 - £1,507,653).

8. Debtors

	2019 £	2018 £
Trade debtors	1,964	1,623
Other debtors	39,000	25,000
	<u>40,964</u>	<u>26,623</u>

Other debtors include the deferred tax asset as stated in notes 10 to the accounts.

9. Creditors: amounts falling due within one year

	2019 £	2018 £
Amounts owed to group undertakings and undertakings in which the company has a participating interest	1,878,765	991,338
Corporation tax	31,000	18,000
Other creditors	15,789	10,099
	<u>1,925,554</u>	<u>1,019,437</u>

Myfield Limited

Notes to the Financial Statements *(continued)*

Year ended 30th November 2019

9. Creditors: amounts falling due within one year *(continued)*

Amounts owed to group undertakings are unsecured, interest-free, have no fixed date of repayment and are repayable on demand.

10. Deferred tax

The deferred tax included in the statement of financial position is as follows:

	2019	2018
	£	£
Included in debtors (note 8)	<u>39,000</u>	<u>25,000</u>

The deferred tax account consists of the tax effect of timing differences in respect of:

	2019	2018
	£	£
Fair value adjustment of investment property	<u>(39,000)</u>	<u>(25,000)</u>

11. Capital commitments

Capital expenditure contracted for but not provided for in the financial statements is as follows:

	2019	2018
	£	£
Tangible assets	<u>–</u>	<u>1,031,000</u>

This comprises the company's share for the purchase of a freehold investment property in partnership with other co-purchasers.

12. Operating leases

As lessor

The total future minimum lease payments receivable under non-cancellable operating leases are as follows:

	2019	2018
	£	£
Not later than 1 year	117,353	99,453
Later than 1 year and not later than 5 years	96,235	161,379
	<u>213,588</u>	<u>260,832</u>

13. Events after the end of the reporting period

The world has experienced the widely publicised coronavirus (or COVID-19) pandemic and been greatly affected by it.

The World Health Organisation declared it a public health emergency on 30 January 2020 and the UK went into a lockdown effective from 24 March 2020. This has resulted in distress to certain tenants and is expected to result in bad debts or delayed payments, and will also affect the values of the investment properties. It is difficult to provide an estimate of the adverse impact to the results and the reduction in property values at the date of approval of the accounts. The directors will report on the effects in the financial statements for the year ended 30 November 2020. The directors also consider that the company will have sufficient reserves to ensure that it remains a going concern for the foreseeable future.

Myfield Limited**Notes to the Financial Statements** *(continued)***Year ended 30th November 2019****14. Related party transactions**

The ultimate parent company (note 15) is not controlled by any single party.

No transactions with related parties were undertaken that require disclosure other than amounts owed to group undertakings as disclosed in note 9.

15. Controlling party

The company's ultimate parent undertaking is Starmount (Securities) Limited, a company incorporated in England and Wales and whose consolidated financial statements are filed at Companies House, Cardiff. Its registered office address is the same as that for the company as disclosed in note 1.