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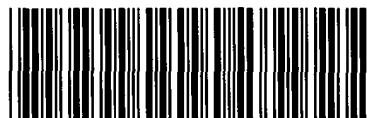
**Company registration number: 02910898  
(England and Wales)**

**Valency Limited**

**Unaudited filleted financial statements**

**For the year ended  
31 March 2019**

**TUESDAY**



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**17/12/2019**

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**COMPANIES HOUSE**

**Chartered Accountants • Business Advisors**



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**Registered to carry on audit work in the UK and regulated for a range of investment business  
activities by the Institute of Chartered Accountants in England and Wales**

# **Valency Limited**

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## **Valency Limited**

### **Directors and other information**

<b>Directors</b>	Mrs E A Dunn Mr R J Kennett
<b>Secretary</b>	Mrs A E Holmes
<b>Company number</b>	02910898
<b>Registered office</b>	Fifth Floor 2 More London Riverside London SE1 2AP
<b>Accountants</b>	Griffin Chapman 4 & 5 The Cedars Apex 12 Old Ipswich Road Colchester Essex CO7 7Q

**Valency Limited**

**Chartered accountants report to the board of directors on the preparation of the  
unaudited statutory financial statements of Valency Limited  
Year ended 31 March 2019**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Valency Limited for the year ended 31 March 2019 which comprise the statement of financial position and related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance/>.

This report is made solely to the board of directors of Valency Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Valency Limited and state those matters that we have agreed to state to the board of directors of Valency Limited as a body, in this report in accordance with the ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Valency Limited and its board of directors as a body for our work or for this report.

It is your duty to ensure that Valency Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Valency Limited. You consider that Valency Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Valency Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.



Griffin Chapman  
Chartered Accountants

4 & 5 The Cedars Apex 12  
Old Ipswich Road  
Colchester  
Essex  
CO7 7Q

13 December 2019

**Valency Limited**

**Statement of financial position  
31 March 2019**

	Note	2019 £	£	2018 £	£
<b>Fixed assets</b>					
Investments	4	3,159,900		3,159,900	
			3,159,900		3,159,900
<b>Current assets</b>					
Debtors	5	1,942,154		1,196,931	
Cash at bank and in hand		16,600		324,600	
		1,958,754		1,521,531	
<b>Creditors: amounts falling due within one year</b>	6	(437,223)		-	
<b>Net current assets</b>			1,521,531		1,521,531
<b>Total assets less current liabilities</b>			4,681,431		4,681,431
<b>Net assets</b>			<u>4,681,431</u>		<u>4,681,431</u>
<b>Capital and reserves</b>					
Called up share capital			10,000		10,000
Share premium account			80,671		80,671
Reconstruction reserve			2,899,900		2,899,900
Profit and loss account			1,690,860		1,690,860
<b>Shareholders funds</b>			<u>4,681,431</u>		<u>4,681,431</u>

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

**Directors responsibilities:**

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

In accordance with section 444 of the Companies Act 2006, the statement of income and retained earnings has not been delivered.

**The notes on pages 5 to 8 form part of these financial statements.**


**Valency Limited**

**Statement of financial position (continued)**  
**31 March 2019**

These financial statements were approved by the board of directors and authorised for issue on  
...03/12/2019... and are signed on behalf of the board by:



Mr R J Kennett  
Director



Mrs E A Dunn  
Director

Company registration number: 02910898

**The notes on pages 5 to 8 form part of these financial statements.**

## **Valency Limited**

### **Notes to the financial statements Year ended 31 March 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 Valency Limited, Fifth Floor, 2 More London Riverside, London, SE1 2AP.

The principal activity of the company continues to be that of a holding company which does not trade. The principal activity of the subsidiaries continues to be that of a property development, management, investment and retail and leisure.

#### **2. Statement of compliance**

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

#### **3. Accounting policies**

##### **Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

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

##### **Consolidation**

The company has taken advantage of the option not to prepare consolidated financial statements contained in Section 398 of the Companies Act 2006 on the basis that the company and its subsidiary undertakings comprise a small group.

##### **Taxation**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax 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. Deferred tax is measured using the tax 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.

##### **Fixed asset investments**

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses. Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

## **Valency Limited**

### **Notes to the financial statements (continued)**

**Year ended 31 March 2019**

#### **Impairment**

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. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

#### **Financial instruments**

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.



**Valency Limited**

**Notes to the financial statements (continued)**  
**Year ended 31 March 2019**

**4. Investments**

	Shares in group undertakings and participating interests £	Total £
<b>Cost</b>		
At 1 April 2018 and 31 March 2019	3,159,900	3,159,900
<b>Impairment</b>		
At 1 April 2018 and 31 March 2019	-	-
<b>Carrying amount</b>		
At 31 March 2019	3,159,900	3,159,900
At 31 March 2018	3,159,900	3,159,900

**5. Debtors**

	2019 £	2018 £
Amounts owed by group undertakings and undertakings in which the company has a participating interest	1,942,154	1,196,931

**6. Creditors: amounts falling due within one year**

	2019 £	2018 £
Amounts owed to group undertakings and undertakings in which the company has a participating interest	437,223	-

**Valency Limited**

**Notes to the financial statements (continued)**  
**Year ended 31 March 2019**

**7. Related party transactions**

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

	Balance owed by/(owed to)	
	Year ended 2019 £	Year ended 2018 £
Amalgamated Properties Limited	(437,223)	623,304
Old Glebe Barns Limited	1,942,154	573,627
	<u>          </u>	<u>          </u>

Amounts outstanding between group companies arise by virtue of financing transactions. These amounts are unsecured, interest free and due within one year.