

Company Registration No. 03483248 (England and Wales)

RAWDON INVESTMENTS LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2018

PAGES FOR FILING WITH REGISTRAR

RAWDON INVESTMENTS LIMITED

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RAWDON INVESTMENTS LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2018

	Notes	2018 £	£	2017 £	£
Fixed assets					
Investment properties	2		3,125,724		4,635,723
Current assets					
Debtors	3	1,691,136		201,155	
Cash at bank and in hand		281,591		39,849	
		<u>1,972,727</u>		<u>241,004</u>	
Creditors: amounts falling due within one year	4	<u>(2,092,585)</u>		<u>(1,600,562)</u>	
Net current liabilities			<u>(119,858)</u>		<u>(1,359,558)</u>
Total assets less current liabilities			3,005,866		3,276,165
Creditors: amounts falling due after more than one year	5		(1,798,842)		(1,969,672)
Provisions for liabilities			<u>(118,865)</u>		<u>(105,378)</u>
Net assets			<u>1,088,159</u>		<u>1,201,115</u>
Capital and reserves					
Called up share capital	6		4		4
Profit and loss reserves			<u>1,088,155</u>		<u>1,201,111</u>
Total equity			<u>1,088,159</u>		<u>1,201,115</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 2018 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 members have 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 and in accordance with the provisions of FRS 102 Section 1A.

RAWDON INVESTMENTS LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 DECEMBER 2018

The financial statements were approved and signed by the director and authorised for issue on 8 August 2019

Mr B R Scott
Director

Company Registration No. 03483248

RAWDON INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2018

1 Accounting policies

Company information

Rawdon Investments Limited is a private company limited by shares incorporated in England and Wales. The registered office is Hyning Bank, High Biggins, Kirkby Lonsdale, Camforth, LA6 2NP.

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 investment properties at fair value. The principal accounting policies adopted are set out below.

1.2 Turnover

Turnover represents rents received in the year.

1.3 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

1.4 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand, and deposits held at call with banks.

1.5 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.

RAWDON INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

1 Accounting policies

(Continued)

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 and loans from fellow group companies 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.

Other financial liabilities

All of the company's financial liabilities are basic financial liabilities.

1.6 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.

1.7 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.

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.

RAWDON INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

2 Investment property

	2018
	£
Fair value	
At 1 January 2018	4,635,723
Additions	10,663
Disposals	(1,600,000)
Revaluations	79,338
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At 31 December 2018	3,125,724
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The investment properties were last formally valued on 18 October 2017 by L Carter MRICS of Savills (UK) Limited. The balance at 31 December 2018 represents the market values of the properties as determined by the director.

3 Debtors

	2018	2017
	£	£
Amounts falling due within one year:		
Trade debtors	1,204,236	-
Other debtors	428,000	141,000
Prepayments and accrued income	58,900	60,155
	<hr/>	<hr/>
	1,691,136	201,155
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4 Creditors: amounts falling due within one year

	2018	2017
	£	£
Bank loans and overdrafts	636,353	173,285
Trade creditors	1,501	1,500
Amounts owed to group undertakings	1,187,318	1,189,478
Taxation and social security	205,243	101,662
Other creditors	62,170	134,637
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	2,092,585	1,600,562
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Bank loans totalling £636,353 (2017: £173,285) are secured by fixed and floating charges over the undertaking and all property and assets present and future.

RAWDON INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

5 Creditors: amounts falling due after more than one year

	2018 £	2017 £
Bank loans and overdrafts	1,798,842	1,969,672

Bank loans totalling £1,798,842 (2017: £1,969,672) are secured by fixed and floating charges over the undertaking and all property and assets present and future.

6 Called up share capital

	2018 £	2017 £
Ordinary share capital		
Issued and fully paid		
4 Ordinary shares of £1 each	4	4

7 Related party transactions

Transactions with related parties

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

Category	Description of transaction	Income		Expenditure	
		2018 £	2017 £	2018 £	2017 £
Other related parties	Management charge	-	-	27,500	20,000

Amounts owed to/by related parties

The following amounts were outstanding at the reporting end date:

Category	Amount owed to		Amounts owed by	
	2018 £	2017 £	2018 £	2017 £
Entities with control, joint control or significant influence over the company	1,187,318	1,189,478	-	-
Key management personnel	2,788	2,971	-	-
Other related parties	-	-	428,000	141,000

The company has taken advantage of the exemption permitted under Section 1AC.35 from disclosing transactions with its parent company as it is a wholly owned subsidiary company.

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.