

Registered number: 03491806

HOMEGUARD PROPERTIES LIMITED

UNAUDITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2018

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HOMEGUARD PROPERTIES LIMITED

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HOMEGUARD PROPERTIES LIMITED
REGISTERED NUMBER:03491806
STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2018

	Note	2018 £	2017 £
Fixed assets			
Tangible assets	4	70,003	82,356
Investments	5	-	100
Investment property		18,875,376	18,875,379
		<u>18,945,379</u>	<u>18,957,835</u>
Current assets			
Debtors: amounts falling due within one year	7	192,042	212,554
Bank and cash balances		249,594	46,144
		<u>441,636</u>	<u>258,698</u>
Current liabilities			
Creditors: amounts falling due within one year	8	(1,658,999)	(1,228,022)
Net current liabilities		<u>(1,217,363)</u>	<u>(969,324)</u>
Total assets less current liabilities		<u>17,728,016</u>	<u>17,988,511</u>
Creditors: amounts falling due after more than one year	9	(5,884,948)	(6,175,798)
Provisions for liabilities			
Deferred tax	11	(1,610,760)	(1,614,712)
Net assets		<u>10,232,308</u>	<u>10,198,001</u>
Capital and reserves			
Called up share capital	12	185	185
Share premium account		699,930	699,930
Profit and loss account		9,532,193	9,497,886
		<u>10,232,308</u>	<u>10,198,001</u>

The financial statements have been prepared 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 - small entities.

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

HOMEGUARD PROPERTIES LIMITED
REGISTERED NUMBER:03491806
STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 DECEMBER 2018

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 24 May 2019.

D Reichmann
Director



The notes on pages 3 to 8 form part of these financial statements.

HOMEGUARD PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

1. General information

The Company is a limited liability Company registered in England and Wales with its registered office at 5 Elstree Gate, Elstree Way, Borehamwood, Hertfordshire, WD6 1JD and principal business address at Cavendish House, 369 Burnt Oak Broadway, Edgware, Middlesex, HA8 5AW.

The principal activities of the Company continued to be those of property development and investment.

The Company's functional and presentational currency is £ sterling.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

2.2 Revenue

Turnover comprises revenue recognised by the company in respect of development property sales and rent receivable, exclusive of Value Added Tax.

Rent is recognised in the period to which it relates.

Development property sales are recognised at the date of exchange of contracts. If completion is conditional upon an external event the sale is recognised at the time the transaction becomes unconditional.

2.3 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Fixtures and fittings	- 15% reducing balance
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2.4 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive Income.

2.5 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

HOMEGUARD PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

2. Accounting policies (continued)

2.6 Debtors

Short term debtors are measured at transaction price.

2.7 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty.

2.8 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

2.9 Creditors

Short term creditors are measured at the transaction price.

2.10 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.11 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

2.12 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

3. Employees

The average monthly number of employees, including directors, during the year was 1 (2017 - 1).

HOMEGUARD PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018

4. Tangible fixed assets

	Fixtures and fittings £
Cost	
At 1 January 2018	653,111
At 31 December 2018	653,111
Depreciation	
At 1 January 2018	570,755
Charge for the year on owned assets	12,353
At 31 December 2018	583,108
Net book value	
At 31 December 2018	70,003
At 31 December 2017	82,356

5. Fixed asset investments

	Investments in subsidiary companies £
Cost	
At 1 January 2018	100
Amounts written off	(100)
At 31 December 2018	-
At 31 December 2018	-
At 31 December 2017	100

HOMEGUARD PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018

5. Fixed asset investments (continued)

Subsidiary undertakings

The following was a subsidiary undertaking of the Company:

Name	Country of incorporation	Class of shares	Holding	Principal activity
Lingham Street Ltd	England	Ordinary	100 %	Property Development

The company was dissolved on 23 October 2018.

6. Investment property

	Freehold investment property £
Valuation	
At 1 January 2018	18,875,377
At 31 December 2018	18,875,377

The 2018 valuations were made by the director, on an open market value for existing use basis.

If the investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2018 £	2017 £
Historic cost	7,966,473	7,966,473

7. Debtors

	2018 £	2017 £
Trade debtors	40,920	52,405
Other debtors	81,440	113,498
Prepayments and accrued income	69,682	46,651
	192,042	212,554

HOMEGUARD PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018

8. Creditors: Amounts falling due within one year

	2018 £	2017 £
Bank and building society loans	217,943	304,569
Trade creditors	91,053	91,482
Taxation and social security	46,162	3,355
Other creditors	1,133,473	698,352
Accruals and deferred income	170,368	130,264
	<u>1,658,999</u>	<u>1,228,022</u>

The bank loans are secured on the freehold investment properties.

9. Creditors: Amounts falling due after more than one year

	2018 £	2017 £
Bank and Building Society loans	<u>5,884,948</u>	<u>6,175,798</u>

The bank and Building Society loans are secured on the freehold investment properties.

10. Loans

Analysis of the maturity of loans is given below:

	2018 £	2017 £
Amounts falling due within one year		
Bank and Building Society loans	217,943	304,569
Amounts falling due 2-5 years		
Bank and Building Society loans	1,027,034	1,581,480
Amounts falling due after more than 5 years		
Bank and Building Society loans	4,857,914	4,594,318
	<u>6,102,891</u>	<u>6,480,367</u>

HOMEGUARD PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018

11. Deferred taxation

	2018 £
At beginning of year	(1,614,712)
Charged to profit or loss	3,952
At end of year	<u>(1,610,760)</u>

The provision for deferred taxation is made up as follows:

	2018 £	2017 £
Accelerated capital allowances	(7,112)	(11,064)
Fair value adjustments	<u>(1,603,648)</u>	<u>(1,603,648)</u>
	<u>(1,610,760)</u>	<u>(1,614,712)</u>

12. Share capital

	2018 £	2017 £
Allotted, called up and fully paid		
185 (2017 - 185) Ordinary shares of £1 each	<u>185</u>	<u>185</u>

13. Auditors' information

The auditors' report on the financial statements for the year ended 31 December 2018 was unqualified.

The audit report was signed on 24 May 2019 by Stephen Iseman FCA (Senior Statutory Auditor) on behalf of Sopher + Co LLP.