

Fashion Street Regeneration Limited

Financial Statements

For Filing with Registrar

For the year ended 31 March 2018

THURSDAY



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COMPANIES HOUSE

Fashion Street Regeneration Limited

Company Information

Directors	M Beckett K Whitten
Secretary	M Beckett
Company number	03675760
Registered office	Unit 2.6, Second Floor 11-29 Fashion Street London E1 6PX
Auditor	Kingston Smith LLP Devonshire House 60 Goswell Road London EC1M 7AD

Fashion Street Regeneration Limited

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Fashion Street Regeneration Limited

Balance Sheet

As at 31 March 2018

	Notes	2018 £	£	2017 £	£
Fixed assets					
Tangible assets	3		1,278		6,697
Investment properties	4		28,000,000		21,000,000
Investments	5		37,500		37,500
			<u>28,038,778</u>		<u>21,044,197</u>
Current assets					
Debtors	7	177,022		83,405	
Cash at bank and in hand		938,841		734,797	
		<u>1,115,863</u>		<u>818,202</u>	
Creditors: amounts falling due within one year	8	(1,166,077)		(1,085,612)	
Net current liabilities			<u>(50,214)</u>		<u>(267,410)</u>
Total assets less current liabilities			<u>27,988,564</u>		<u>20,776,787</u>
Creditors: amounts falling due after more than one year	9		(3,281,650)		(2,130,250)
Provisions for liabilities					
Deferred tax liability	10	3,981,984		2,821,555	
		<u>(3,981,984)</u>		<u>(2,821,555)</u>	
Net assets			<u>20,724,930</u>		<u>15,824,982</u>
Capital and reserves					
Called up share capital	11		101,000		101,000
Non-distributable reserve			20,619,469		14,836,034
Profit and loss reserves			4,461		887,948
Total equity			<u>20,724,930</u>		<u>15,824,982</u>

The directors of the company have 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.

Fashion Street Regeneration Limited

Balance Sheet (Continued)

As at 31 March 2018

The financial statements were approved by the board of directors and authorised for issue on
and are signed on its behalf by:

29/5/18



M Beckett
Director

Company Registration No. 03675760

Fashion Street Regeneration Limited

Statement of Changes in Equity

For the year ended 31 March 2018

	Notes	Share capital £	Other reserves £	Profit and loss reserves £	Total £
Balance at 1 April 2016		101,000	14,329,967	573,381	15,004,348
Year ended 31 March 2017:					
Profit and total comprehensive income for the year		-	-	1,330,634	1,330,634
Dividends		-	-	(510,000)	(510,000)
Transfer deferred tax credit relating to investment property to non-distributable reserve		-	506,067	(506,067)	-
Balance at 31 March 2017		101,000	14,836,034	887,948	15,824,982
Year ended 31 March 2018:					
Profit and total comprehensive income for the year		-	-	6,699,948	6,699,948
Dividends		-	-	(1,800,000)	(1,800,000)
Transfer fair value gain on investment property to non-distributable reserve		-	6,944,614	(6,944,614)	-
Transfer deferred tax charge on revaluation of investment property to non-distributable reserve		-	(1,161,179)	1,161,179	-
Balance at 31 March 2018		101,000	20,619,469	4,461	20,724,930

Fashion Street Regeneration Limited

Notes to the Financial Statements

For the year ended 31 March 2018

1 Accounting policies

Company information

Fashion Street Regeneration Limited is a private company limited by shares incorporated in England and Wales. The registered office is Unit 2.6, Second Floor, 11-29 Fashion Street, London, E1 6PX.

1.1 Accounting convention

These financial statements have been prepared in accordance with Section 1A of 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 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 pound.

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 is comprised solely of rental income and is recognised to the extent that it is probable that the economic benefits will flow the Company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost, 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:

Plant and equipment	20% straight line
Fixtures and fittings	33% 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 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 the profit and loss account.

1.5 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.

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.

Fashion Street Regeneration Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2018

1 Accounting policies

(Continued)

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.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, 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 direct issue 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.

Fashion Street Regeneration Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2018

1 Accounting policies

(Continued)

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.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 0 (2017 - 0).

3 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 1 April 2017 and 31 March 2018	32,090
Depreciation and impairment	
At 1 April 2017	25,393
Depreciation charged in the year	5,419
At 31 March 2018	30,812
Carrying amount	
At 31 March 2018	1,278
At 31 March 2017	6,697

Fashion Street Regeneration Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2018

4 Investment property

	2018 £
Fair value	
At 1 April 2017	21,000,000
Additions	55,386
Revaluations	6,944,614
At 31 March 2018	<u>28,000,000</u>

The fair value of the investment property has been arrived at on the basis of a valuation carried out at 31 March 2018 by the directors. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

If the investment property had been accounted for under the historic cost accounting rules, the property would have a value of £3,531,887 (2017: £3,476,501).

5 Fixed asset investments

	2018 £	2017 £
Investments	<u>37,500</u>	<u>37,500</u>

6 Subsidiaries

Details of the company's subsidiaries at 31 March 2018 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held Direct
132 Commercial Street LLP	United Kingdom	Property investment	Members capital	75.00

The investment in subsidiary is stated at cost.

7 Debtors

	2018 £	2017 £
Amounts falling due within one year:		
Trade debtors	11,884	2,658
Other debtors	165,138	80,747
	<u>177,022</u>	<u>83,405</u>

Fashion Street Regeneration Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2018

8 Creditors: amounts falling due within one year

	2018 £	2017 £
Bank loans and overdrafts	98,600	98,600
Trade creditors	4,786	593
Corporation tax	199,095	204,780
Other taxation and social security	69,523	59,671
Other creditors	794,073	721,968
	<u>1,166,077</u>	<u>1,085,612</u>

Other creditors includes tenant rent deposits totalling £403,309 (2017: £359,088). These deposits are included within the £938,841 cash at bank and in hand figure.

9 Creditors: amounts falling due after more than one year

	2018 £	2017 £
Bank loans and overdrafts	<u>3,281,650</u>	<u>2,130,250</u>

The bank loan is secured on a fixed charge over the Fashion Street property. There is a Composite Guarantee between Fashion Street Regeneration Limited and 132 Commercial Street LLP.

10 Deferred taxation

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

	Liabilities 2018 £	Liabilities 2017 £
Balances:		
Accelerated capital allowances	133,340	134,090
Investment property	<u>3,848,644</u>	<u>2,687,465</u>
	<u>3,981,984</u>	<u>2,821,555</u>
		2018 £
Movements in the year:		
Liability at 1 April 2017		2,821,555
Charge to profit or loss		<u>1,160,429</u>
Liability at 31 March 2018		<u>3,981,984</u>

Fashion Street Regeneration Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2018

10 Deferred taxation

(Continued)

11 Called up share capital

	2018 £	2017 £
Ordinary share capital		
Issued and fully paid		
50,000 Ordinary A shares of £1 each	50,000	50,000
50,000 Ordinary B shares of £1 each	50,000	50,000
1,000 Ordinary C shares of £1 each	1,000	1,000
	<u>101,000</u>	<u>101,000</u>

12 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 senior statutory auditor was Heather Powell.

The auditor was Kingston Smith LLP.