

Fashion Street Regeneration Limited

Financial Statements

For Filing with Registrar

For the year ended 31 March 2019

Company Registration No. 03675760 (England and Wales)

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

Contents

	Page
Balance sheet	1 - 2
Statement of changes in equity	3
Notes to the financial statements	4 - 9

Fashion Street Regeneration Limited

Balance Sheet

As at 31 March 2019

	Notes	2019 £	£	2018 £	£
Fixed assets					
Tangible assets	2		1,990		1,278
Investment properties	3		28,250,000		28,000,000
Investments	4		37,500		37,500
			<u>28,289,490</u>		<u>28,038,778</u>
Current assets					
Debtors	6	41,759		177,022	
Cash at bank and in hand		1,117,548		938,841	
		<u>1,159,307</u>		<u>1,115,863</u>	
Creditors: amounts falling due within one year	7	(4,371,862)		(1,166,077)	
Net current liabilities			<u>(3,212,555)</u>		<u>(50,214)</u>
Total assets less current liabilities			25,076,935		27,988,564
Creditors: amounts falling due after more than one year	8		-		(3,281,650)
Provisions for liabilities					
Deferred tax liability	9	(4,015,737)		(3,981,984)	
		<u>(4,015,737)</u>		<u>(3,981,984)</u>	
Net assets			<u>21,061,198</u>		<u>20,724,930</u>
Capital and reserves					
Called up share capital	10		101,000		101,000
Non-distributable reserve			20,826,117		20,619,469
Profit and loss reserves			134,081		4,461
Total equity			<u>21,061,198</u>		<u>20,724,930</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 2019

The financial statements were approved by the board of directors and authorised for issue on 3 June 2019 and are signed on its behalf by:

M Beckett
Director

Company Registration No. 03675760

Fashion Street Regeneration Limited

Statement of Changes in Equity

For the year ended 31 March 2019

	Share capital	Other reserves	Profit and loss reserves	Total
Notes	£	£	£	£
Balance at 1 April 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
Year ended 31 March 2019:				
Profit and total comprehensive income for the year	-	-	1,186,268	1,186,268
Dividends	-	-	(850,000)	(850,000)
Transfer fair value gain on investment property to non-distributable reserve	-	235,320	(235,320)	-
Transfer deferred tax charge on revaluation of investment property to non-distributable reserve	-	(28,672)	28,672	-
Balance at 31 March 2019	101,000	20,826,117	134,081	21,061,198

Fashion Street Regeneration Limited

Notes to the Financial Statements

For the year ended 31 March 2019

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 of rental and associated income and is recognised to the extent that it is probable that the economic benefits will flow to 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.

Rental income is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging a lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

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.

Fashion Street Regeneration Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2019

1 Accounting policies

(Continued)

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.

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

Basic financial instruments are measured at amortised cost. The company has no other financial instruments or basic financial instruments measured at fair value.

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.

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.

Fashion Street Regeneration Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2019

2 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 1 April 2018	32,090
Additions	2,268
	<hr/>
At 31 March 2019	34,358
	<hr/>
Depreciation and impairment	
At 1 April 2018	30,812
Depreciation charged in the year	1,556
	<hr/>
At 31 March 2019	32,368
	<hr/>
Carrying amount	
At 31 March 2019	1,990
	<hr/>
At 31 March 2018	1,278
	<hr/>

3 Investment property

	2019 £
Fair value	
At 1 April 2018	28,000,000
Additions	14,680
Revaluations	235,320
	<hr/>
At 31 March 2019	28,250,000
	<hr/>

The fair value of the investment property has been arrived at on the basis of a valuation carried out at February 2019 by Savills, who are not connected with the company. 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 £3,546,567 (2018: £3,531,887).

4 Fixed asset investments

	2019 £	2018 £
Investments	37,500	37,500
	<hr/>	<hr/>

Fashion Street Regeneration Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2019

4 Fixed asset investments (Continued)

Movements in fixed asset investments

Shares in group undertakings

£

Cost or valuation

At 1 April 2018 & 31 March 2019

37,500

Carrying amount

At 31 March 2019

37,500

At 31 March 2018

37,500

5 Subsidiaries

Details of the company's subsidiaries at 31 March 2019 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.

6 Debtors

	2019 £	2018 £
Amounts falling due within one year:		
Trade debtors	4,727	11,884
Other debtors	37,032	165,138
	<u>41,759</u>	<u>177,022</u>

Fashion Street Regeneration Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2019

7 Creditors: amounts falling due within one year

	2019 £	2018 £
Bank loans and overdrafts	3,281,650	98,600
Trade creditors	-	4,786
Corporation tax	229,704	199,095
Other taxation and social security	70,030	69,523
Other creditors	790,478	794,073
	<u>4,371,862</u>	<u>1,166,077</u>

Other creditors includes tenant rent deposits totalling £396,916 (2018: £403,309). These deposits are included within the £1,117,548 cash at bank and in hand figure.

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.

The bank loan was repayable in June 2019. However in April 2019 the loan was refinanced on similar terms for five years.

8 Creditors: amounts falling due after more than one year

	2019 £	2018 £
Bank loans and overdrafts	-	3,281,650
	<u>-</u>	<u>3,281,650</u>

9 Deferred taxation

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

	Liabilities 2019 £	Liabilities 2018 £
Balances:		
Accelerated capital allowances	138,421	133,340
Unrealised gain on investment property	3,877,316	3,848,644
	<u>4,015,737</u>	<u>3,981,984</u>

Fashion Street Regeneration Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2019

9 Deferred taxation (Continued)

	2019 £
Movements in the year:	
Liability at 1 April 2018	3,981,984
Charge to profit or loss	33,753
	<hr/>
Liability at 31 March 2019	4,015,737
	<hr/>

10 Called up share capital

	2019 £	2018 £
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
	<hr/>	<hr/>
	101,000	101,000
	<hr/>	<hr/>

11 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 Guy Richardson.
The auditor was Kingston Smith LLP.

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.