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COMPANY REGISTRATION NUMBER: 04090747

Ocubis Limited

Financial Statements

**For the year ended
31 December 2019**

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Ocubis Limited

Strategic Report

Year ended 31 December 2019

Principal activities and review of business

The principal activity of the Company during the year was provision of serviced office space, property investment and development management.

Turnover decreased from £6.5m to £5.6m in the year. The main reason for this decrease was one of the main profit centres has been undergoing a planned refurbishment for the full 12 months of 2019 therefore contributing nothing to revenue. The reopening of this centre is forecast to be late 2020.

Serviced office occupancies during the year have varied from centre to centre. The largest centre has seen a decline in annual average occupancies on 2018 that can be attributed to competition and the loss of a larger occupier. Early 2020 occupancies saw a promising recovery that have reversed again since the outbreak of the COVID-19 pandemic.

A new centre was completed in 2019 and enjoyed full occupancy for the remainder of the year.

Future developments

There were no acquisitions in the period. Once the refurbished centre begins to trade again in late 2020 the company will benefit from additional revenue.

Principal risks and uncertainties

The directors consider that the following are risks to the Company's business.

After the year end, economies and financial markets around the world experienced substantial falls arising from uncertainties linked to the COVID-19 virus pandemic. The company was not exempt from the magnitude and speed of the crisis and the result was a material fall in occupancies across all centres. The nature of the recovery from such a sudden impact to the wider economy will dictate the speed of any recovery in occupancies, although the Directors note that there is a counter-cyclical element to the demand for serviced offices.

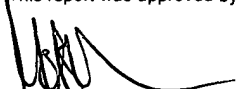
The ultimate effect of such an impact is likely to be downward pressure on rental levels, which in the short term is likely to impact profitability.

Property valuations. The value of the company's properties is linked to the income that they generate, although early indications are that investors in Central London are looking past short term reductions in income. We believe that values of some of our assets have reduced but the company holds low levels of debt meaning it is able to absorb any adjustments. The company invests primarily in Central London property. These high quality assets remain desirable to global investors and current indications are that they have held their values.

Key performance indicators

The directors consider that Operating Margin and Return on Capital Employed would normally be our Key Performance Indicators, however these indicators are distorted by increased spending on repairs and void costs before properties are fully let.

This report was approved by the board of directors on 30/9/20 and signed on behalf of the board by:



MC Gresham
Director

Registered office:
15 Regent Street
London
SW1Y 4LR

Ocubis Limited

Directors' Report

Year ended 31 December 2019

The directors present their report and the financial statements of the company for the year ended 31 December 2019.

Directors

The directors who served the company during the year were as follows:

J M Hunt
M C Gresham

Dividends

The directors do not recommend the payment of a dividend.

Events after the end of the reporting period

Particulars of events after the reporting date are detailed in note 25 to the financial statements.

Disclosure of information in the strategic report

Details of future developments and financial risk management are included in the strategic report.

Directors' responsibilities statement

The directors are responsible for preparing the strategic report, directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.


The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This report was approved by the board of directors on 30/9/20 and signed on behalf of the board by:



M C Gresham
Director

Registered office:
15 Regent Street
London
SW1Y 4LR

Ocubis Limited

Independent Auditor's Report to the Member of Ocubis Limited

Year ended 31 December 2019

Opinion

We have audited the financial statements of Ocubis Limited (the 'company') for the year ended 31 December 2019 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

Ocubis Limited

Independent Auditor's Report to the Member of Ocubis Limited (continued)

Year ended 31 December 2019

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

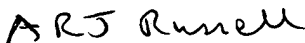
Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's member, as a body, in accordance with chapter 3 of part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's member those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's member as a body, for our audit work, for this report, or for the opinions we have formed.



Alistair Russell FCA (Senior Statutory Auditor)

For and on behalf of
Gibson Booth
Chartered Accountants & Statutory Auditors
New Court
Abbey Road North
Shepley
Huddersfield
HD8 8BJ

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Ocubis Limited

Statement of Comprehensive Income

Year ended 31 December 2019

		2019	2018 (restated)
	Note	£	£
Turnover	4	5,608,929	6,464,283
Cost of sales		(23,246)	(27,580)
Gross profit		5,585,683	6,436,703
Administrative expenses		(6,379,680)	(7,997,158)
Other operating income		16,756	120,470
Operating loss	5	(777,241)	(1,439,985)
Income from participating interests		9,084,161	9,364,263
Investment property fair value adjustment		270,066	(228,565)
Interest receivable and similar income		3,402	2,300
Interest payable and similar expenses	9	(1,563,324)	(1,633,405)
Profit before taxation		7,017,064	6,064,608
Tax on profit	10	(1,385,476)	(1,009,932)
Profit for the financial year and total comprehensive income		5,631,588	5,054,676

All the activities of the company are from continuing operations.

The notes on pages 8 to 16 form part of these financial statements.

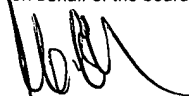
Ocubis Limited

Statement of Financial Position

31 December 2019

	Note	2019 £	2018 (restated) £
Fixed assets			
Intangible assets	11	30,928	37,279
Tangible assets	12	4,905,173	3,919,011
Investments	13	32,098,224	32,098,224
Investment properties	13	27,250,000	25,146,547
		<u>64,284,325</u>	<u>61,201,061</u>
Current assets			
Debtors	14	33,157,794	51,876,399
Cash at bank and in hand		541,138	511,659
		<u>33,698,932</u>	<u>52,388,058</u>
Creditors: amounts falling due within one year	15	(3,895,561)	(22,619,829)
Net current assets		<u>29,803,371</u>	<u>29,768,229</u>
Total assets less current liabilities		<u>94,087,696</u>	<u>90,969,290</u>
Creditors: amounts falling due after more than one year	16	(56,277,357)	(58,564,516)
Provisions			
Deferred tax	17	(23,978)	—
Other provisions	17	—	(250,000)
		<u>(23,978)</u>	<u>(250,000)</u>
Net assets		<u>37,786,361</u>	<u>32,154,774</u>
Capital and reserves			
Called up share capital	21	5	5
Share premium account	22	22,692,996	22,692,996
Other reserves, including the fair value reserve	22	2,031,069	1,764,388
Profit and loss account	22	13,062,291	7,697,385
Shareholder funds		<u>37,786,361</u>	<u>32,154,774</u>

These financial statements were approved by the board of directors and authorised for issue on 31/12/19, and are signed on behalf of the board by:


M C Gresham
Director

Company registration number: 04090747

The notes on pages 8 to 16 form part of these financial statements.

Ocubis Limited

Statement of Changes in Equity

Year ended 31 December 2019

		Called up share capital £	Share premium account £	Other reserves, including the fair value reserve £	Profit and loss account £	Total £
At 1 January 2018	Note	5	22,692,996	1,970,570	2,436,527	27,100,098
Profit for the year					5,054,676	5,054,676
Other comprehensive income for the year:						
Fair value adjustment to investment property		-	-	(228,565)	228,565	-
Deferred tax on revaluation of investment property		-	-	22,383	(22,383)	-
Total comprehensive income for the year		-	-	(206,182)	5,260,858	5,054,676
At 31 December 2018 (as previously reported)		5	22,692,996	1,764,387	7,429,748	31,887,136
Prior period adjustments	20	-	-	-	267,637	267,637
At 31 December 2018 (restated)		5	22,692,996	1,764,387	7,697,385	32,154,773
Profit for the year					5,631,588	5,631,588
Other comprehensive income for the year:						
Fair value adjustment to investment property		-	-	270,065	(270,065)	-
Deferred tax on revaluation of investment property		-	-	(3,383)	3,383	-
Total comprehensive income for the year		-	-	266,682	5,364,906	5,631,588
At 31 December 2019		5	22,692,996	2,031,069	13,062,291	37,786,361

The notes on pages 8 to 16 form part of these financial statements.

Ocubis Limited

Notes to the Financial Statements

Year ended 31 December 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 15 Regent Street, London, SW1Y 4LR. The nature of the company's operations and principal activities is property investment, provision of serviced offices and development management.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' and the reduced disclosure framework set out in that standard was applied and also in accordance with the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on a going concern basis under the historic cost convention and rounded to the nearest £. The significant accounting policies consistently applied on the preparation of these financial statements are set out below.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. Its financial statements are consolidated into the financial statements of Heven Limited which can be obtained from Companies House, Crown Way, Cardiff, CF14 3UZ. No cash flow statement has been presented because the company has taken advantage of the disclosure exemption available under paragraph 1.12 of FRS 102.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Significant judgements

No significant judgements were made by management in the process of applying the entities accounting policies.

Key sources of estimation uncertainty

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

Investment property valuation

During each accounting year a valuer is engaged to value the investment properties held by the company to ensure they are included at fair value. This valuation will include a degree of estimation based on factors such as the valuer's knowledge of the property market and current economic trends. The carrying amount of investment properties is included in note 13.

Deferred taxation

Management estimation is required to determine the amount of deferred tax that can be recognised, based upon likely timing and level of future taxable profits together with future legislation changes. See note 18 for the carrying amount of the deferred taxation balance.

Useful economic lives of tangible assets

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. See note 12 for the carrying amount of the tangible assets, and note 3 for the depreciation rates used for each class of assets.

Revenue recognition

Turnover comprises revenue recognised by the company in respect of goods and services supplied, exclusive of Value Added Tax and trade discounts. Turnover is recognised by the period in which a tenant has use of a property. The turnover is measured according to the rent stated in the lease or licence agreement.

Ocubis Limited

Notes to the Financial Statements (continued)

Year ended 31 December 2019

3. Accounting policies (continued)

Taxation

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

Intangible assets

Intangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated amortisation and impairment losses.

Amortisation

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

Computer software	- 20% straight line
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If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Leasehold property improvements	- 5% - 10% straight line
Fixtures and fittings	- 20% reducing balance or 20% straight line
Motor vehicles	- 25% reducing balance

Investment properties

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure. Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Impairment of fixed assets

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each reporting date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

Ocubis Limited**Notes to the Financial Statements (continued)****Year ended 31 December 2019****3. Accounting policies (continued)****Defined contribution plans**

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided.

4. Turnover

Turnover arises from:

	2019	2018 (restated)
	£	£
Rent, licence fees and management fees	<u>5,608,929</u>	<u>6,464,283</u>

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

5. Operating profit

Operating profit or loss is stated after charging:

	2019	2018 (restated)
	£	£
Amortisation of intangible assets	16,728	20,693
Depreciation of tangible assets	720,830	747,417
Loss on disposal of tangible assets	8,759	130,958
Impairment of trade debtors	18,099	38,399
Operating lease costs	<u>1,691,600</u>	<u>1,431,164</u>

6. Auditor's remuneration

	2019	2018 (restated)
	£	£
Fees payable for the audit of the financial statements	<u>11,000</u>	<u>12,000</u>

7. Staff costs

The average number of persons employed by the company during the year amounted to 52 (2018: 53).

The aggregate payroll costs incurred during the year, relating to the above, were:

	2019	2018 (restated)
	£	£
Wages and salaries	2,282,138	2,836,846
Social security costs	263,812	335,965
Other pension costs	46,099	38,007
	<u>2,592,049</u>	<u>3,210,818</u>

8. Directors' remuneration

The directors' aggregate remuneration in respect of qualifying services was:

	2019	2018 (restated)
	£	£
Remuneration	494,359	813,557
Company contributions to defined contribution pension plans	6,600	4,200
	<u>500,959</u>	<u>817,757</u>

Ocubis Limited

Notes to the Financial Statements (continued)

Year ended 31 December 2019

8. Directors' remuneration (continued)

Remuneration of the highest paid director in respect of qualifying services:

	2019	2018 (restated)
	£	£
Aggregate remuneration	494,359	813,557
Company contributions to defined contribution pension plans	6,600	4,200
	<u>500,959</u>	<u>817,757</u>

The number of directors who are accruing benefits under defined contribution pension schemes was one (2018 - one).

9. Interest payable and similar expenses

	2019	2018 (restated)
	£	£
Interest payable on amounts to group undertakings	<u>1,563,324</u>	<u>1,633,405</u>

10. Tax on profit

Major components of tax expense

	2019	2018 (restated)
	£	£
Current tax:		
UK current tax expense	895,818	1,123,588
Adjustments in respect of prior periods	46,977	261,036
Total current tax	<u>942,795</u>	<u>1,384,624</u>
Deferred tax:		
Origination and reversal of timing differences	442,681	(374,692)
Tax on profit	<u>1,385,476</u>	<u>1,009,932</u>

Reconciliation of tax expense

The tax assessed on the profit on ordinary activities for the year is higher than (2018: lower than) the standard rate of corporation tax in the UK of 19% (2018: 19%).

	2019	2018 (restated)
	£	£
Profit on ordinary activities before taxation	7,017,064	6,064,608
Profit on ordinary activities by rate of tax	1,333,242	1,101,424
Adjustment to tax charge in respect of prior periods	46,977	261,036
Effect of expenses not deductible for tax purposes	(320,165)	23,145
Allowable expenditure not in accounts	—	(457,960)
Taxable income from joint ventures	326,760	189,630
Group relief for losses	(1,338)	(107,343)
Tax on profit	<u>1,385,476</u>	<u>1,009,932</u>

Ocubis Limited

Notes to the Financial Statements (continued)

Year ended 31 December 2019

11. Intangible assets

	Computer software £
Cost	
At 1 January 2019 (as restated)	247,963
Additions	10,377
At 31 December 2019	258,340
Amortisation	
At 1 January 2019	210,684
Charge for the year	16,728
At 31 December 2019	227,412
Carrying amount	
At 31 December 2019	30,928
At 31 December 2018	37,279

12. Tangible assets

	Long leasehold property £	Fixtures and fittings £	Total £
Cost			
At 1 January 2019 (as restated)	4,226,336	5,561,389	9,787,725
Additions	21,982	1,693,769	1,715,751
Disposals	—	(36,248)	(36,248)
At 31 December 2019	4,248,318	7,218,910	11,467,228
Depreciation			
At 1 January 2019	2,077,531	3,791,183	5,868,714
Charge for the year	342,964	377,866	720,830
Disposals	—	(27,489)	(27,489)
At 31 December 2019	2,420,495	4,141,560	6,562,055
Carrying amount			
At 31 December 2019	1,827,823	3,077,350	4,905,173
At 31 December 2018	2,148,805	1,770,206	3,919,011

Financial commitments

Contractual commitments for the acquisition of tangible fixed assets contracted for but not provided in the financial statements amounted to £68,700 (2018: £nil).

13. Investments

	Joint venture undertakings £	Loans to joint ventures £	Investment properties £	Total £
Cost				
At 1 January 2019 as restated	330	32,097,894	25,146,547	57,244,771
Additions	—	—	1,833,388	1,833,388
Revaluations	—	—	270,065	270,065
At 31 December 2019	330	32,097,894	27,250,000	59,348,224
Impairment				
At 1 January 2019 as restated and 31 December 2019	—	—	—	—

Ocubis Limited

Notes to the Financial Statements (continued)

Year ended 31 December 2019

13. Investments (continued)

	Joint venture undertakings £	Loans to joint ventures £	Investment properties £	Total £
Carrying amount				
At 31 December 2019	<u>330</u>	<u>32,097,894</u>	<u>27,250,000</u>	<u>59,348,224</u>
At 31 December 2018	<u>330</u>	<u>32,097,894</u>	<u>25,146,547</u>	<u>57,244,771</u>

Investment properties

Investment property was revalued at open market value by BNP Paribas and by London's Surveyors and Valuers Limited, both members of the Royal Institution of Chartered Surveyors, in November 2019 and September 2018 respectively. The directors do not consider there to have been any material change in the market value of the investment properties between this date and the year end. The historic cost of investment properties is £24,898,234 (2018 - £23,221,227).

Investments in joint ventures

The company owns a 50% interest in the following LLPs all of which are incorporated in England and Wales: Delahaye LLP, Simca LLP, Laffly LLP, Radior LLP, Janoir LLP and Lutier LLP. All of the LLPs have a principal activity of property investment with the exception of Laffly LLP which has ceased trading.

14. Debtors

	2019 £	2018 (restated) £
Trade debtors	518,895	620,322
Amounts owed by group undertakings	23,053,385	43,330,666
Amounts owed by undertakings in which the company has a participating interest	9,144,803	7,164,854
Deferred tax asset	—	418,703
Prepayments and accrued income	257,212	261,045
Other debtors	183,499	80,809
	<u>33,157,794</u>	<u>51,876,399</u>

Amounts owed by group undertakings are unsecured, interest free and repayable on demand.

15. Creditors: amounts falling due within one year

	2019 £	2018 (restated) £
Trade creditors	383,801	408,010
Amounts owed to group undertakings	—	92,989
Amounts owed to undertakings in which the company has a participating interest	237,922	18,708,036
Accruals and deferred income	1,159,771	648,006
Corporation tax	1,113,584	1,342,450
Social security and other taxes	137,522	560,724
Other creditors	862,961	859,614
	<u>3,895,561</u>	<u>22,619,829</u>

Amounts owed to group undertakings are unsecured, interest free and repayable on demand.

16. Creditors: amounts falling due after more than one year

	2019 £	2018 (restated) £
Amounts owed to group undertakings	<u>56,277,357</u>	<u>58,564,516</u>

Ocubis Limited

Notes to the Financial Statements (continued)

Year ended 31 December 2019

16. Creditors: amounts falling due after more than one year (continued)

This balance is unsecured, attracts interest at 0.5% over the weighted average cost of Ocubis Financing Limited's bank loan and is due for repayment in January 2022.

17. Provisions

	Deferred tax (note 18) £	Business rates £	Total £
At 1 January 2019 (as restated)	–	250,000	250,000
Additions	23,978	–	23,978
Charge against provision	–	(250,000)	(250,000)
At 31 December 2019	23,978	–	23,978

18. Deferred tax

The deferred tax included in the statement of financial position is as follows:

	2019 £	2018 (restated) £
Included in debtors (note 14)	–	418,703
Included in provisions (note 17)	(23,978)	–
	(23,978)	418,703

The deferred tax account consists of the tax effect of timing differences in respect of:

	2019 £	2018 (restated) £
Accelerated capital allowances	(312,393)	(122,235)
Fair value adjustment of investment property	(32,143)	(28,760)
Corporate interest restriction	320,558	569,698
	(23,978)	418,703

19. Employee benefits

Defined contribution plans

The amount recognised in profit or loss as an expense in relation to defined contribution plans was £46,099 (2018: £38,007).

20. Prior period adjustments

A prior year adjustment has been made in the accounts of Radior LLP. This resulted in an increase to income from participating interest and prepayments and accrued income of £267,638 in the year ended 31 December 2018.

21. Called up share capital

Issued, called up and fully paid

	2019		2018 (restated)	
	No.	£	No.	£
Ordinary shares of £1 each	5	5	5	5

Ocubis Limited

Notes to the Financial Statements (continued)

Year ended 31 December 2019

22. Reserves

Share premium account - This reserve records the amount above the nominal value received for shares sold, less transaction costs.

Other reserves - This reserve is the accumulation of the fair value adjustments to investment property. This is an undistributable reserve.

Profit and loss account - This reserve records retained earnings and accumulated losses.

23. Operating leases

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2019	2018 (restated)
	£	£
Not later than 1 year	1,382,476	1,387,710
Later than 1 year and not later than 5 years	3,524,730	4,443,456
Later than 5 years	—	463,750
	<u>4,907,206</u>	<u>6,294,916</u>

24. Contingencies

At the year end the company had given a guarantee in respect of bank borrowing by Ocubis Financing Limited. The maximum liability at the year end under this guarantee was £114 million (2018 - £114 million).

25. Events after the end of the reporting period

After the year end, economies and financial markets around the world experienced substantial falls arising from uncertainties linked to the COVID-19 virus pandemic.

In response to the epidemic the company has implemented measures in line with government regulations on social distancing and enhanced cleaning.

Our offices have remained open during the pandemic. However greatly reduced physical occupancy has resulted in less demand for services. Where appropriate and prudent, the business furloughed staff in order to reduce costs.

Additional cleaning and other measures have been implemented which has increased the previously stable cost base.

Ocubis Limited**Notes to the Financial Statements (continued)****Year ended 31 December 2019****26. Related party transactions**

As a wholly owned subsidiary of Heven Limited, the company has taken advantage of the exemption under paragraph 33.1A from the provisions of section 33 of FRS 102, "Related party disclosures" not to disclose transactions with other wholly owned members of the group headed by Heven Limited.

Transactions during the year and balances at the year end with related parties are shown below.

Entities over which the company has control, joint control or significant influence

	2019	2018
	£	£
Rent	1,217,078	978,076
Income from participating interests	9,084,161	9,364,263
Amounts due to joint ventures	237,922	21,721,062
Amounts due from joint ventures	9,144,803	1,081,255
Loans to members	32,097,894	32,097,894
Wages recharges	307,261	359,500

Amounts due to joint ventures and amounts due from joint ventures are unsecured, interest free and repayable on demand.

Loans to members are unsecured, interest free and have no fixed repayment date.

Other related parties

	2019	2018
	£	£
Other debtors	50,603	80,659
Interest, non-utilisation and swap fees	—	921,867
Trade debtors	23,229	48,307
Wages recharges	1,499,265	1,404,822

Key management personnel

	2019	2018
	£	£
Sale of vehicle proceeds	—	7,917

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the company. The total compensation paid to key management personnel for services provided to the company was £1,017,448 (2018: £1,527,068).

27. Controlling party

Heven Holdings Limited is the immediate parent company and Heven Limited is the ultimate parent company. The smallest and largest group in which the results of the company are consolidated is Heven Limited, the consolidated financial statements are available from Companies House, Crown Way, Cardiff, CF14 3UZ.

The ultimate controlling party is J M Hunt.