

Company Registration No. 04103174 (England and Wales)

Jarvis Commercial Properties Limited

**Annual report and
group financial statements
for the year ended 30 April 2019**

Pages for filing with registrar



Jarvis Commercial Properties Limited

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Jarvis Commercial Properties Limited

Chartered accountants' report to the board of directors on the preparation of the unaudited statutory financial statements of Jarvis Commercial Properties Limited for the year ended 30 April 2019

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Jarvis Commercial Properties Limited for the year ended 30 April 2019 set out on pages 10 to 15 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Jarvis Commercial Properties Limited, as a body, in accordance with the terms of our engagement letter dated 20 April 2017. Our work has been undertaken solely to prepare for your approval the financial statements of Jarvis Commercial Properties Limited and state those matters that we have agreed to state to the Board of Directors of Jarvis Commercial Properties Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Jarvis Commercial Properties Limited and its Board of Directors as a body, for our work or for this report.

It is your duty to ensure that Jarvis Commercial Properties Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Jarvis Commercial Properties Limited. You consider that Jarvis Commercial Properties Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Jarvis Commercial Properties Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.


Saffery Champness LLP

Chartered Accountants

23-1-20

.....
71 Queen Victoria Street
London
EC4V 4BE

Jarvis Commercial Properties Limited

Group and company statements of financial position
As at 30 April 2019

		Group		Company	
		2019	2018	2019	2018
	Notes	£	£	£	£
Fixed assets					
Investment properties	5	11,408,750	10,385,000	8,458,750	7,435,000
Investments	6	-	-	850,000	850,000
		<u>11,408,750</u>	<u>10,385,000</u>	<u>9,308,750</u>	<u>8,285,000</u>
Current assets					
Debtors	9	29,004	40,423	13,521	16,401
Cash at bank and in hand		598,635	499,654	598,635	499,654
		<u>627,639</u>	<u>540,077</u>	<u>612,156</u>	<u>516,055</u>
Creditors: amounts falling due within one year	10	(584,973)	(538,870)	(1,003,399)	(829,434)
Net current assets/(liabilities)		<u>42,666</u>	<u>1,207</u>	<u>(391,243)</u>	<u>(313,379)</u>
Total assets less current liabilities		<u>11,451,416</u>	<u>10,386,207</u>	<u>8,917,507</u>	<u>7,971,621</u>
Creditors: amounts falling due after more than one year	11	(800,000)	-	(800,000)	-
Provisions for liabilities		<u>(452,279)</u>	<u>(404,279)</u>	<u>(96,063)</u>	<u>(85,563)</u>
Net assets		<u>10,199,137</u>	<u>9,981,928</u>	<u>8,021,444</u>	<u>7,886,058</u>
Capital and reserves					
Called up share capital	14	604,650	604,650	604,650	604,650
Other reserve	15	1,805,086	1,805,086	3,054,484	3,054,484
Profit and loss reserves	15	7,789,401	7,572,192	4,362,310	4,226,924
Total equity		<u>10,199,137</u>	<u>9,981,928</u>	<u>8,021,444</u>	<u>7,886,058</u>

The directors of the group have elected not to include a copy of the income statement within the financial statements.

For the financial year ended 30 April 2019 the group was entitled to exemption from audit under section 477 of the Companies Act 2006.

Jarvis Commercial Properties Limited

Group and company statements of financial position (continued)

As at 30 April 2019

Directors' responsibilities under the Companies Act 2006:

- 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;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to groups and companies subject to the small companies regime.

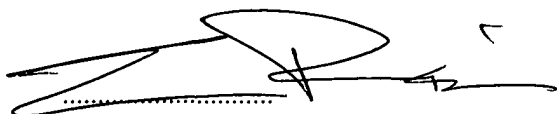
As permitted by s408 Companies Act 2006, the company has not presented its own profit and loss account and related notes. The company's profit for the year was £316,782 (2018 - £422,854 profit).

The directors of the company have elected not to include a copy of the income statement within the financial statements.

For the financial year ended 30 April 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements were approved by the board of directors and authorised for issue on 15/01/20..... and are signed on its behalf by:



Emma Parkinson (Chairman)
Director

Company Registration No. 04103174

Jarvis Commercial Properties Limited**Group statement of changes in equity
For the year ended 30 April 2019**

	Share capital	Other reserves	Profit and loss reserves	Total
	£	£	£	£
Balance at 1 May 2017	604,650	1,805,086	6,740,622	9,150,358
Year ended 30 April 2018:				
Profit and total comprehensive income for the year	-	-	1,012,965	1,012,965
Dividends	-	-	(181,395)	(181,395)
Balance at 30 April 2018	604,650	1,805,086	7,572,192	9,981,928
Year ended 30 April 2019:				
Profit and total comprehensive income for the year	-	-	398,605	398,605
Dividends	-	-	(181,396)	(181,396)
Balance at 30 April 2019	604,650	1,805,086	7,789,401	10,199,137

Jarvis Commercial Properties Limited

**Company statement of changes in equity
For the year ended 30 April 2019**

	Share capital	Other reserves	Profit and loss reserves	Total
	£	£	£	£
Balance at 1 May 2017	604,650	3,054,484	3,985,465	7,644,599
Year ended 30 April 2018:				
Profit and total comprehensive income for the year	-	-	422,854	422,854
Dividends	-	-	(181,395)	(181,395)
Balance at 30 April 2018	604,650	3,054,484	4,226,924	7,886,058
Year ended 30 April 2019:				
Profit and total comprehensive income for the year	-	-	316,782	316,782
Dividends	-	-	(181,396)	(181,396)
Balance at 30 April 2019	604,650	3,054,484	4,362,310	8,021,444

1 Accounting policies

Company information

Jarvis Commercial Properties Limited ("the company") is a private limited company incorporated in England and Wales. The registered office is No 1 Waterside, Station Road, Harpenden, Hertfordshire, AL5 4US.

The group consists of Jarvis Commercial Properties Limited and all of its subsidiaries.

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 the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

As permitted by s408 Companies Act 2006, the company has not presented its own profit and loss account and related notes. The company's profit for the year was £316,782 (2018 - £422,854 profit).

1.2 Basis of consolidation

In the parent company financial statements, the cost of a business combination is the fair value at the acquisition date of the assets given, equity instruments issued and liabilities incurred or assumed, plus costs directly attributable to the business combination. The excess of the cost of a business combination over the fair value of the identifiable assets, liabilities and contingent liabilities acquired is recognised as goodwill. The cost of the combination includes the estimated amount of contingent consideration that is probable and can be measured reliably, and is adjusted for changes in contingent consideration after the acquisition date. Provisional fair values recognised for business combinations in previous periods are adjusted retrospectively for final fair values determined in the 12 months following the acquisition date. Investments in subsidiaries, joint ventures and associates are accounted for at cost less impairment.

Deferred tax is recognised on differences between the value of assets (other than goodwill) and liabilities recognised in a business combination accounted for using the purchase method and the amounts that can be deducted or assessed for tax, considering the manner in which the carrying amount of the asset or liability is expected to be recovered or settled. The deferred tax recognised is adjusted against goodwill or negative goodwill.

1 Accounting policies (continued)

The group financial statements incorporate those of Jarvis Commercial Properties Limited and all of its subsidiaries (i.e. entities that the group controls through its power to govern the financial and operating policies so as to obtain economic benefits). Their results are incorporated from the date that control passes.

All financial statements are made up to 30 April 2019. Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with those used by other members of the group.

All intra-group transactions, balances and unrealised gains on transactions between group companies are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

1.3 Turnover

Turnover represents amounts receivable in relation to rental and other property income, net of VAT and trade discounts.

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 profit or loss.

1.5 Cash and cash equivalents

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.6 Financial instruments

The group 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 group's statement of financial position when the group becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset and 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 at 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.

1 Accounting policies (continued)

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the group transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

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 group after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans and loans from fellow group, 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.

1.7 Equity instruments

Equity instruments issued by the group 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 group.

1 Accounting policies (continued)

1.8 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 income statement 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 group'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. Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income. 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.

1.9 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

Jarvis Commercial Properties Limited

Notes to the financial statements (continued)
For the year ended 30 April 2019

2 Turnover and other revenue

An analysis of the group's turnover is as follows:

	2019	2018
	£	£
Turnover		
Rental income	782,214	728,365
Lease break clause	-	8,610
	<u>782,214</u>	<u>736,975</u>

Other significant revenue

Interest income	<u>411</u>	<u>335</u>
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Turnover analysed by geographical market

	2019	2018
	£	£
United Kingdom	<u>782,214</u>	<u>736,975</u>

3 Employees

The average monthly number of persons (including directors) employed by the group during the year was 5 (2018 - 5).

Their aggregate remuneration comprised:

	2019	2018
	£	£
Wages and salaries	<u>50,000</u>	<u>50,000</u>

4 Interest receivable and similar income

	2019	2018
	£	£
Other interest receivable and similar income	<u>411</u>	<u>335</u>

Jarvis Commercial Properties Limited

Notes to the financial statements (continued)

For the year ended 30 April 2019

5 Investment property

	Group 2019 £	Company 2019 £
Fair value		
At 1 May 2018	10,385,000	7,435,000
Additions	1,023,750	1,023,750
At 30 April 2019	<u>11,408,750</u>	<u>8,458,750</u>

Investment property comprises of 9 buildings split into multiple rental units. The investment properties had been valued in the prior year by Colliers International LLP Chartered Surveyors, who are not connected with the group. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties. The directors believe this valuation is still appropriate. The addition in the year has been included at cost which is equivalent to market value.

6 Fixed asset investments

	Group 2019 £	2018 £	Company 2019 £	2018 £
Investments	-	-	850,000	850,000

7 Subsidiaries

Details of the company's subsidiaries at 30 April 2019 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held Direct
Boeberry Limited	1	Dormant	Ordinary	100
Jarvis Indcom Limited	1	Property investment	Ordinary	100

Registered Office address:

1 No 1 Waterside, Station Road, Harpenden, Hertfordshire, AL5 4US

Notes to the financial statements (continued)
For the year ended 30 April 2019

8 Financial instruments

	Group		Company	
	2019	2018	2019	2018
	£	£	£	£
Carrying amount of financial assets				
Debt instruments measured at amortised cost	27,956	40,423	13,521	16,401
Equity instruments measured at cost less impairment	-	-	850,000	850,000
	<u>27,956</u>	<u>40,423</u>	<u>863,521</u>	<u>866,401</u>
Carrying amount of financial liabilities				
Measured at amortised cost	1,227,578	391,284	1,675,266	727,834
	<u>1,227,578</u>	<u>391,284</u>	<u>1,675,266</u>	<u>727,834</u>

9 Debtors

	Group		Company	
	2019	2018	2019	2018
	£	£	£	£
Amounts falling due within one year:				
Trade debtors	24,111	35,612	13,521	16,401
Corporation tax recoverable	748	-	-	-
Other debtors	4,145	4,811	-	-
	<u>29,004</u>	<u>40,423</u>	<u>13,521</u>	<u>16,401</u>

10 Creditors: amounts falling due within one year

	Group		Company	
	2019	2018	2019	2018
	£	£	£	£
Trade creditors	30,531	12,104	22,808	12,104
Amounts owed to group undertakings	-	-	526,775	456,486
Corporation tax payable	108,638	104,566	79,376	69,651
Other taxation and social security	48,757	43,020	48,757	31,949
Other creditors	397,047	379,180	325,683	259,244
	<u>584,973</u>	<u>538,870</u>	<u>972,649</u>	<u>829,434</u>

Jarvis Commercial Properties Limited

Notes to the financial statements (continued)

For the year ended 30 April 2019

11 Creditors: amounts falling due after more than one year

	Notes	Group 2019 £	2018 £	Company 2019 £	2018 £
Bank loans and overdrafts	14	800,000	-	800,000	-

12 Loans and overdrafts

	Group 2019 £	2018 £	Company 2019 £	2018 £
Bank loans	800,000	-	800,000	-
Payable after one year	800,000	-	800,000	-

As at 30 April 2019 the amount drawn down on the facility was £800,000 (2018: £nil).

The long-term loan was secured by fixed charges over two investment properties:

Jarvis House, Number 1 Waterside, Cold Harbour Lane, Harpenden, Hertfordshire, AL5 4UN
Station Masters, Station Road, Harpenden, Hertfordshire, AL5 4SP.

13 Deferred taxation

Deferred tax assets and liabilities are offset where the group or company has a legally enforceable right to do so. The following is the analysis of the deferred tax balances (after offset) for financial reporting purposes:

Group	Liabilities 2019 £	Liabilities 2018 £
ACAs	94,500	84,000
Investment property	357,779	320,279
	452,279	404,279

Notes to the financial statements (continued)
For the year ended 30 April 2019

13 Deferred taxation (continued)

	Liabilities 2019 £	Liabilities 2018 £
Company		
ACAs	94,500	84,000
Investment property	1,563	1,563
	<u>96,063</u>	<u>85,563</u>
	Group	Company
	2019	2019
	£	£
Movements in the year:		
Liability at 1 May 2018	404,279	85,563
Effect of change in tax rate - profit or loss	48,000	10,500
	<u>452,279</u>	<u>96,063</u>
Liability at 30 April 2019		

14 Share capital

	Group and company 2019 £	2018 £
Ordinary share capital		
Issued and fully paid		
604,650 ordinary shares of £1 each	604,650	604,650

15 Reserves

Other reserves

The other reserve contains the premium arising on the issue of equity shares, net of expenses.

Profit and loss reserves

The profit and loss reserve represents cumulative profit or loss, net of dividends paid and other adjustments.

Included in profit and loss reserves is a fair value reserve of £2,675,867 (2018: £2,675,867) and distributable reserves of £5,270,173 (2018: £4,896,325).

16 Related party transactions

Group

During the year Jarvis Commercial Properties Group received rental income of £217,500 (2018: £214,900) from Jarvis Group Limited and its subsidiaries. Included in administrative expenses this year are management fees of £24,574 (2018: £35,000) and other assorted costs of £nil (2018: £60,167) paid to Jarvis Group Limited. At the year end included within other creditors is an amount of £83,070 (2018: £91,010) owed to Jarvis Group Limited. Jarvis Group Limited share common directors with Jarvis Commercial Properties Limited.

During the year management fees of £44,000 (2018: £40,750) were charged by Jarvis Homes Limited. At the year end included within other creditors is an amount of £nil (2018: £87,255) owed to Jarvis Homes Limited. Jarvis Homes Limited is a wholly owned subsidiary of Jarvis Group Limited, who shares common directors with Jarvis Commercial Properties Limited.

Company

The company has taken advantage of the exemptions available under Financial Reporting Standard 102 Section 33 whereby it has not disclosed transactions with group companies on the grounds that consolidated financial statements are prepared by the ultimate parent company. A copy of the consolidated results of Jarvis Commercial Properties Limited may be obtained from the company's registered office, Number 1 Waterside, Station Road, Harpenden, Hertfordshire, AL5 4US.