

Company Registration No. 04184646 (England and Wales)

GREGORY PROPERTY HOLDINGS LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2020

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GREGORY PROPERTY HOLDINGS LIMITED

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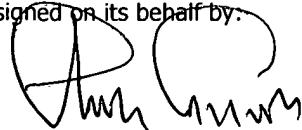
GREGORY PROPERTY HOLDINGS LIMITED**BALANCE SHEET****AS AT 30 JUNE 2020**

	Notes	2020 £	£	£	2019 £
Fixed assets					
Intangible assets	3		1,943		2,609
Investments	4		366,032		366,032
			<u>367,975</u>		<u>368,641</u>
Current assets					
Debtors	5	3,153,724		2,742,587	
Cash at bank and in hand		<u>2,814</u>		<u>117,742</u>	
		3,156,538		2,860,329	
Creditors: amounts falling due within one year	6	<u>(847,732)</u>		<u>(550,188)</u>	
Net current assets			<u>2,308,806</u>		<u>2,310,141</u>
Total assets less current liabilities			<u><u>2,676,781</u></u>		<u><u>2,678,782</u></u>
Capital and reserves					
Called up share capital	7		50,001		50,001
Share premium account			2,193,990		2,193,990
Profit and loss reserves			<u>432,790</u>		<u>434,791</u>
Total equity			<u><u>2,676,781</u></u>		<u><u>2,678,782</u></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.

The financial statements were approved by the board of directors and authorised for issue on 26 November 2020 and are signed on its behalf by:


G B Gregory
Director

Company Registration No. 04184646

GREGORY PROPERTY HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2020

1 Accounting policies

Company information

Gregory Property Holdings Limited is a private company limited by shares incorporated in England and Wales. The registered office is 12 Cardale Court, Cardale Park, Beckwith Head Road, Harrogate, North Yorkshire, HG3 1RY.

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.

The company has taken advantage of the exemption under section 400 of the Companies Act 2006 not to prepare consolidated accounts. The financial statements present information about the company as an individual entity and not about its group.

Gregory Property Holdings Limited is a wholly owned subsidiary of Gregory Property Group Limited and the results of Gregory Property Holdings Limited are included in the consolidated financial statements of Gregory Property Group Limited which are available from the Registrar of Companies, Companies House, Cardiff. The registered office of Gregory Property Group Limited is 12 Cardale Court, Cardale Park, Beckwith Head Road, Harrogate, North Yorkshire, HG3 1RY.

1.2 Going concern

The directors acknowledge the latest guidance on going concern issued by the Financial Reporting Council.

After making enquiries the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For these reasons, they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

1.3 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.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

1.4 Cash and cash equivalents

Cash and cash equivalents 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.

GREGORY PROPERTY HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

1 Accounting policies

(Continued)

1.5 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, loans from fellow group companies and preference shares that are classified as debt, 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.

1.6 Equity instruments

Equity instruments issued by the company 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 company.

1.7 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.

GREGORY PROPERTY HOLDINGS LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 30 JUNE 2020****1 Accounting policies****(Continued)****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:

	2020 Number	2019 Number
Total	4	4

3 Intangible fixed assets**Goodwill**
£**Cost**

At 1 July 2019 and 30 June 2020

3,331

Amortisation and impairment

At 1 July 2019

722

Amortisation charged for the year

666

At 30 June 2020

1,388

Carrying amount

At 30 June 2020

1,943

At 30 June 2019

2,609

4 Fixed asset investments**2020**
£**2019**
£

Shares in group undertakings and participating interests

366,032

366,032

Details of the company's subsidiaries at 30 June 2020 are as follows:

Gregory Property Investments Limited
Gregory Property Investments (Darlington) Limited

GREGORY PROPERTY HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

4 Fixed asset investments (Continued)

Movements in fixed asset investments

	Shares in group undertakings £
Cost or valuation	
At 1 July 2019 & 30 June 2020	366,032
Carrying amount	
At 30 June 2020	366,032
At 30 June 2019	366,032

5 Debtors

	2020 £	2019 £
Amounts falling due within one year:		
Corporation tax recoverable	49,750	49,750
Amounts owed by group undertakings	2,942,309	2,403,315
Other debtors	161,665	285,844
	3,153,724	2,738,909
Deferred tax asset	-	3,678
	3,153,724	2,742,587

6 Creditors: amounts falling due within one year

	2020 £	2019 £
Trade creditors	1,555	-
Amounts owed to group undertakings	808,793	537,188
Corporation tax	13,000	13,000
Other creditors	24,384	-
	847,732	550,188

7 Called up share capital

	2020 £	2019 £
Ordinary share capital		
Issued and fully paid		
50,001 Ordinary shares of £1 each	50,001	50,001

GREGORY PROPERTY HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2020

8 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 Geoffrey Beaumont.

The auditor was Firth Parish.

9 Financial commitments, guarantees and contingent liabilities

The company signed a debenture to Palace Capital Plc, on the disposal of Gregory Projects (Halifax) Limited, in the sum of £100,000.

10 Related party transactions

Transactions with related parties

Other information

The company covenants by way of primary obligation that all of Gregory Projects (Pontefract) Limited's obligations and conditions under a joint venture and funding agreement dated 15 June 2018 and a loan agreement dated 25 July 2018 with Commercial Development Projects Limited will be duly performed and observed, and further if Gregory Projects (Pontefract) Limited defaults, the company will by way of Indemnity fully compensate Commercial Development Projects Limited for all losses and expenses of any kind incurred as a result.

The company has provided a guarantee in respect of a loan to Gregory Property Investments (Darlington) Limited from Guernsey Investments Limited.

11 Directors' transactions

Loans have been granted by the company to its directors as follows:

Description	% Rate	Opening balance £	Closing balance £
Loan	-	160,000	160,000
		<u>160,000</u>	<u>160,000</u>