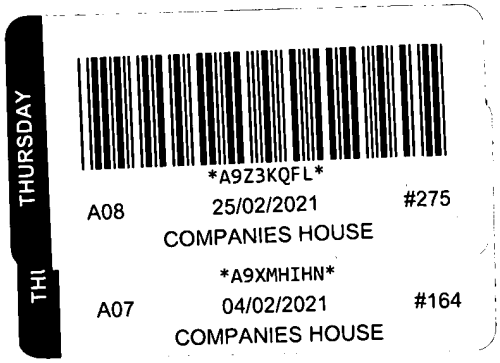
**Company Registration No. 4293793**

# Amsprop Central Limited

## Report and Unaudited Financial Statements

## Year ended 30 June 2020



# Amsprop Central Limited

## Report and unaudited financial statements 2020

## Contents


| | Page |
|---|---|
| Officers and professional advisers | 1 |
| Directors' report | 2 |
| Directors' responsibilities statement | 4 |
| Profit and loss account | 5 |
| Balance sheet | 6 |
| Statement of changes in equity | 7 |
| Notes to the financial statements | 8 |

# Amsprop Central Limited

# Report and unaudited financial statements 2020

# Officers and professional advisers

**Directors**

Louise J Sugar
Andrew N Cohen
Daniel P Sugar
Simon Sugar
James Hughes
Claude M Littner
Roger G Adams (resigned 31 December 2020)
Michael E Ray

**Secretary**

Michael E Ray

**Registered office**

Amshold House
Goldings Hill
Loughton
Essex
IG10 2RW

**Bankers**

Lloyds Bank plc
City Office
11-15 Monument Street
London
EC3V 9JA

**Solicitors**

Maples Teesdale LLP
30 King Street
London
EC2V 8EE

# Amsprop Central Limited

## Directors' report

The directors present their annual report and the unaudited financial statements for the year ended 30 June 2020.

This directors' report has been prepared in accordance with the special provisions relating to small companies under S415A of the Companies Act 2006.

### Principal activities

The principal activity of the Company is the holding of investment property.

### Business review

The result for the year after taxation was a profit of £2,229,105 (2019: £1,030,903). The profit and loss account for the period is set out on page 5.

The profit in the year included the sale of the ground floor unit at Bennet House.

### Going concern

The directors have reviewed the current and projected financial position of the Company, making reasonable assumptions about future trading.

On the basis of this review, and after making due enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the report and financial statements.

### Financial risks

The directors considered the risks attached to the Company's financial instruments which principally comprise operating debtors and operating creditors and loans to and from other group companies. The directors have taken a prudent approach in their consideration of the various risks attached to the financial instruments of the Company. The Company's exposure to price risk, credit risk, liquidity risk and cash flow risk is not material for the assessment of assets, liabilities and the financial statements.

The directors' policy on hedging is to hedge all financial risks where it is feasible and cost effective to do so. The Company had no hedged transactions during the year.

### Dividends

The directors do not propose the payment of a dividend (2019: £nil).

### Directors

The directors who held office throughout the year are listed on page 1.

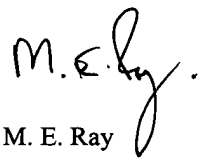
# Amsprop Central Limited

## Directors' report (continued)

**Directors' indemnities**

The directors and officers of the Company use the indemnity insurance policy taken out by Amshold Group Limited, the ultimate parent company.

Approved by the Board and signed on its behalf by:



M. E. Ray

Director

21 January 2021

# Amsprop Central Limited

## Directors' responsibilities statement

The directors are responsible for preparing the Annual 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 of 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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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.

# Amsprop Central Limited

## Profit and loss account
## Year ended 30 June 2020

| | Notes | 2020<br>£ | 2019<br>£ |
|---|---|---|---|
| **Turnover** | 2 | 299,923 | 5,530,748 |
| Operating costs | 4 | (65,828) | (4,792,800) |
| **Operating profit** | | 234,095 | 737,948 |
| Profit on sale of investment property | | 2,511,511 | - |
| Fair value movement on investment property | | - | 512,700 |
| Finance income | 5 | 701 | 9,222 |
| **Profit on ordinary activities before taxation** | | 2,746,307 | 1,259,870 |
| Tax charge on profit on ordinary activities | 6 | (517,202) | (228,967) |
| **Profit for the financial year** | | 2,229,105 | 1,030,903 |

All activities derive from continuing operations.

As there are no other sources of comprehensive income other than the profit for the financial year, the Company has not included a consolidated statement of comprehensive income.

# Amsprop Central Limited

## Balance sheet
## 30 June 2020

| | Notes | 2020 £ | 2019 £ |
|---|---|---|---|
| **Fixed assets** | | | |
| Investment property | 7 | 10,000 | 8,875,000 |
| Tangible assets | 8 | 6,633 | 33,165 |
| | | 16,633 | 8,908,165 |
| **Current assets** | | | |
| Property held for resale | 9 | 10,046,575 | 10,046,575 |
| Debtors | 10 | 13,713,701 | 2,211,258 |
| Cash at bank and in hand | 11 | 791 | 436,375 |
| | | 23,761,067 | 12,694,208 |
| **Creditors: amounts falling due within one year** | 12 | (1,525,642) | (602,967) |
| **Net current assets** | | 22,235,425 | 12,091,241 |
| **Net assets** | | 22,252,058 | 20,999,406 |
| Provision for liabilities | 13 | - | (976,453) |
| **Total net assets** | | 22,252,058 | 20,022,953 |
| **Capital and reserves** | | | |
| Called up share capital | 14 | 2 | 2 |
| Profit and loss account | | 22,252,056 | 20,022,951 |
| **Shareholder's funds** | | 22,252,058 | 20,022,953 |

For the year ending 30 June 20120 the Company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies. Directors' responsibilities:

- the members have not required the Company to obtain an audit of its accounts 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 accounts.

The financial statements of Amsprop Central Limited, registered number 4293793, were approved by the board of directors and authorised for issue on 21 January 2021. They were signed on its behalf by:

M. E. Ray

Director

# Amsprop Central Limited

## Statement of changes in equity
## At 30 June 2020

| | Called up share capital | Profit and loss account | Shareholders funds' |
|---|---|---|---|
| | £ | £ | £ |
| As at 30 June 2018 | 2 | 18,992,048 | 18,992,050 |
| Profit for the financial year | - | 1,030,903 | 1,030,903 |
| As at 30 June 2019 | 2 | 20,022,951 | 20,022,953 |
| Profit for the financial year | - | 2,229,105 | 2,229,105 |
| As at 30 June 2020 | 2 | 22,252,056 | 22,252,058 |

# Amsprop Central Limited

## Notes to the financial statements
## For the year ended 30 June 2020

### 1. Accounting policies

The particular accounting policies adopted by the directors are described below, and have been applied consistently in the current and preceding years.

**General information and basis of accounting**

Amsprop Central Limited is a company incorporated in the United Kingdom with its registered office at Amshold House, Goldings Hill, Loughton, Essex, IG10 2RW.

The financial statements are prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

The functional currency of the Company is considered to be pounds sterling because that is the currency of the primary economic environment in which the Company operates.

**Going concern**

The Company's business activities, together with the factors likely to affect its future development, performance and financial position are set out in the director's report. This describes the financial position of the Company; its cash flows, liquidity position and borrowing facilities; and its exposure to credit risk and liquidity risk.

The Company's forecasts and projections, taking account of reasonably possible changes in trading performance, show that the Company should be able to operate within the level of its current facility.

After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and financial statements.

**Investment properties**

Investment properties for which fair value can be measured reliably without undue cost of effort on an ongoing basis are measured at fair value annually with any change recognised in the profit and loss account.

**Taxation**

Current tax, including UK corporation and and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantially enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the Company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of the timing difference. Deferred tax relating to investment property is measured using the tax rates and allowances that apply to the sale of the asset.

1. **Accounting policies (continued)**

**Taxation (continued)**

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of the timing difference. Deferred tax relating to investment property is measured using the tax rates and allowances that apply to the sale of the asset.

The 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.

**Cash flows**

As the Company is a wholly-owned subsidiary, the cash flows of the Company are included in the consolidated accounts of Amshold Group Limited which are publicly available (note 14). Consequently the Company is exempt under the provisions of Financial Reporting Standard 1 (Revised) – "Cash Flow Statements", from publishing a separate cash flow statement.

2. **Turnover**

Turnover represents amounts derived from the provision of services and rental income on investment properties which fall within the Company's ordinary activities after deduction and value added tax. The turnover all arises in the United Kingdom. Rent increases arising from rent review are taken into account when such reviews have been agreed with tenants. On new leases with rent free periods rental income is allocated evenly over the period from the date of lease commencement to the date of the first rental break or to the end of the lease. Where payments are received from customers in advance of services provided, the amounts are recorded as deferred income and included as part of creditors due within one year. Turnover can be analysed as follows:

| | 2020<br>£ | 2019<br>£ |
|---|---|---|
| Rental income | 299,923 | 355,748 |
| Sale of trading properties | - | 5,175,000 |
| | 299,923 | 5,530,748 |

3. **Staff costs**

The Company had no employees in either the current or prior year. The directors received no emoluments during the current or prior year.

4. **Operating profit**

| | 2020<br>£ | 2019<br>£ |
|---|---|---|
| Operating profit is stated after charging: | | |
| Cost of sales including: | | |
| Value of property sold | - | (4,530,196) |

## 5. Finance income

| | 2020<br>£ | 2019<br>£ |
|---|---|---|
| Bank and other interest | 701 | 39 |
| Interest payable from other group companies | - | 9,183 |
| | - | 9,222 |

## 6. Tax charge on profit on ordinary activities

*(i) Analysis of tax charge on profit on ordinary activities*

| | 2020<br>£ | 2019<br>£ |
|---|---|---|
| UK corporation tax charge at 19% (2019 19%) | (1,516,705) | (140,496) |
| Total current tax charge | (1,516,705) | (140,496) |
| Profit on fair value movement of investment property | 993,024 | (87,159) |
| Origination and reversal of timing differences | - | (1,312) |
| Capital allowances in excess of depreciation | 121,356 | - |
| Effects of changes in tax rates on opening balance | (114,877) | - |
| Total deferred tax credit/(charge) (note 12) | 999,503 | (88,471) |
| Total tax charge on profit on ordinary activities | (517,202) | (228,967) |

## 6. Tax charge on profit on ordinary activities (continued)

*ii) Factors affecting the tax charge for the current year*

The standard rate of tax for the year, based on the UK standard rate of corporation tax is 19% (2019: 19%). The actual tax charge for the current and previous year is the same as the standard rate for the reasons set out in the following reconciliation:

| | 2019 £ | 2019 £ |
|---|---|---|
| Profit on ordinary activities before tax | 2,746,307 | 1,259,870 |
| Tax charge at 19% (2019: 19%) | (521,798) | (239,375) |
| Factors affecting charge: | | |
| Other timing differences | 121,651 | - |
| Effects of indexation | (2,178) | - |
| Effects of changes in tax rates | (114,877) | 10,408 |
| Total tax charge for year | (517,202) | (228,967) |

## 7. Investment property

| | Freehold £ |
|---|---|
| Valuation | |
| At 1 July 2019 | 8,875,000 |
| Disposal of investment property | (8,865,000) |
| At 30 June 2020 | 10,000 |

The investment property was valued by the directors at 30 June 2020 on a valuation prepared internally by a Company director, a qualified chartered surveyor, on an open market basis.

## 8. Tangible fixed assets

| | Furntiure £ |
|---|---|
| **Cost** | |
| At 1 July 2019 | 106,127 |
| Additions | - |
| At 30 June 2020 | 106,127 |
| **Depreciation** | |
| At 1 July 2019 | 72,962 |
| Charge for the year | 26,532 |
| At 30 June 2020 | 99,494 |
| **Net book value** | |
| At 30 June 2020 | 6,633 |
| At 30 June 2019 | 33,165 |

## 9. Properties held for resale

| | 2020 £ | 2019 £ |
|---|---|---|
| Properties held for resale | 10,046,575 | 10,046,575 |

## 10. Debtors

| Amounts falling due within one year: | 2020 £ | 2019 £ |
|---|---|---|
| Trade debtors | 31,050 | 23,763 |
| Other taxation | 24,375 | - |
| Deferred taxation | 23,050 | - |
| Amounts owed from other group companies | 13,635,226 | 2,187,374 |
| Prepayments and accrued income | - | 121 |
| | 13,713,701 | 2,211,258 |

## 11. Cash at bank and in hand

| | 2020 £ | 2019 £ |
|---|---|---|
| Company cash at bank and in hand | 791 | 8,320 |
| Tenant deposits | - | 428,055 |
| | 791 | 436,375 |

## 12. Creditors: amounts falling due within one year

| | 2020 £ | 2019 £ |
|---|---|---|
| Trade creditors | 8,348 | 8,028 |
| Other creditors | 214 | 428,055 |
| Accruals and deferred income | 375 | 82,722 |
| Other taxation | - | 13,914 |
| Corporation tax provision | 1,516,705 | 70,248 |
| | 1,525,642 | 602,967 |

## 13. Provisions for liabilities

| | 2020 £ | 2019 £ |
|---|---|---|
| **Deferred taxation movement for the year** | | |
| At 1 July | (976,453) | (887,982) |
| Credit/(Charge) to profit and loss account | 976,453 | (88,471) |
| At 30 June | - | (976,453) |

**Analysis of deferred tax provision:**

| | 2020 £ | 2019 £ |
|---|---|---|
| Capital allowances that are in excess of depreciation | - | (87,958) |
| Deferred tax on retained surplus on revaluation of property | - | (888,495) |
| | - | (976,453) |

## 14. Called up share capital

| | 2020 £ | 2019 £ |
|---|---|---|
| **Authorised:** | | |
| 1,000 ordinary shares of £1 each | 1,000 | 1,000 |
| **Called up, allotted and fully paid:** | | |
| 2 ordinary shares of £1 each | 2 | 2 |

# Notes to the financial statements
# For the year ended 30 June 2020

## 15. Ultimate parent company and controlling party

At 30 June 2020, the Company was indirectly wholly-owned by Lord Sugar.

The immediate parent company is Amsprop Limited, a company incorporated in the United Kingdom and registered in England and Wales.

The ultimate parent company is Amshold Limited, a company incorporated in the United Kingdom and is the parent undertaking of the smallest and largest group which includes the Company and for which group financial statements are prepared. For the year ended 30 June 2020, copies of the group financial statements of Amshold imited are available from Companies House, Crown Way, Maindy, Cardiff CF14 3UZ.

## 16. Related party transactions

The Company has taken advantage of the exemption from related party disclosure in accordance with Paragraph 3(c) of Financial Reporting Standard No. 8.