

**COMPANY REGISTRATION NUMBER: 04317407**

**Hampton Investment Properties Limited**

**Financial Statements**

**For the year ended**

**31 December 2016**

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**Hampton Investment Properties Limited**

**Financial Statements**

**Year ended 31 December 2016**

Contents	Page
Officers and professional advisers	1
Strategic report	2
Directors' report	3
Independent auditor's report to the members	5
Statement of comprehensive income	7
Statement of financial position	8
Statement of changes in equity	9
Statement of cash flows	10
Notes to the financial statements	11
The following pages do not form part of the financial statements	
Detailed income statement	21

**Hampton Investment Properties Limited**

**Officers and Professional Advisers**

**The board of directors**

J Whittingham  
C H B Mills  
J S Arthur

**Company secretary**

Derringtons Limited

**Registered office**

6 Stratton Street  
Mayfair  
London  
W1J 8LD

**Auditor**

BSG Valentine  
Chartered accountant & statutory auditor  
Lynton House  
7 - 12 Tavistock Square  
London  
WC1H 9BQ

# Hampton Investment Properties Limited

## Strategic Report

Year ended 31 December 2016

### Principal risks and uncertainties

The significant risks faced by the company are: inflation risks, the demand for modern commercial property, employment levels, and economic factors. In addition the company is susceptible to interest rate risk.

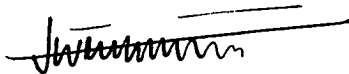
### Fair review of the business

The key financial highlights are as follows:

	2016	2015
Turnover	£92k	£865k
Gross profit %	23.8%	82.5%
Profit / (Loss) before tax	£195k	£1,217k
Current ratio	1.55	1.04

The directors consider the results for the year to be in line with expectations.

This report was approved by the board of directors on 29 September 2017 and signed on behalf of the board by:



J Whittingham  
Director

Registered office:  
6 Stratton Street  
Mayfair  
London  
W1J 8LD

# **Hampton Investment Properties Limited**

## **Directors' Report**

**Year ended 31 December 2016**

The directors present their report and the financial statements of the company for the year ended 31 December 2016.

### **Directors**

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

J Whittingham  
C H B Mills  
J S Arthur

### **Dividends**

The directors do not recommend the payment of a dividend.

### **Disclosure of information in the strategic report**

In accordance with section 414C(11) of the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013, the company has chosen to set out the information required by schedule 7 of the Large and Medium-sized Companies and Groups (Accounts and Reports) Regulations 2008 in its strategic report, which can be found on page 2.

### **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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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.

**Hampton Investment Properties Limited**

**Directors' Report *(continued)***

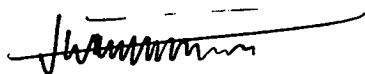
**Year ended 31 December 2016**

**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 29 September 2017 and signed on behalf of the board by:



J Whittingham  
Director

Registered office:  
6 Stratton Street  
Mayfair  
London  
W1J 8LD

## **Hampton Investment Properties Limited**

### **Independent Auditor's Report to the Members of Hampton Investment Properties Limited**

**Year ended 31 December 2016**

We have audited the financial statements of Hampton Investment Properties Limited for the year ended 31 December 2016 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity, statement of cash flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made solely to the company's members, 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 members 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

#### **Respective responsibilities of directors and auditor**

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. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

#### **Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the strategic report and the directors' report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

#### **Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2016 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion 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.

**Hampton Investment Properties Limited**

**Independent Auditor's Report to the Members of Hampton Investment Properties Limited *(continued)***

**Year ended 31 December 2016**

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where 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.



Daniel Burke (Senior Statutory Auditor)

For and on behalf of  
BSG Valentine  
Chartered accountant & statutory auditor  
Lynton House  
7 - 12 Tavistock Square  
London  
WC1H 9BQ

29 September 2017



**Hampton Investment Properties Limited**

**Statement of Comprehensive Income**

**Year ended 31 December 2016**

	Note	2016 £	2015 £
<b>Turnover</b>	<b>4</b>	92,205	865,392
Cost of sales		(70,246)	(151,385)
<b>Gross profit</b>		21,959	714,007
Administrative expenses		(311,490)	(329,078)
Other operating income	<b>5</b>	13,080	43,418
<b>Operating (loss)/profit</b>	<b>6</b>	(276,451)	428,347
Income from shares in group undertakings	<b>9</b>	—	1,097,906
Income from other fixed asset investments	<b>10</b>	493,334	—
Other interest receivable and similar income	<b>11</b>	215	89
Interest payable and similar expenses	<b>12</b>	(21,648)	(308,922)
<b>Profit before taxation</b>		195,450	1,217,420
Tax on profit	<b>13</b>	18,094	(12,685)
<b>Profit for the financial year and total comprehensive income</b>		<u>213,544</u>	<u>1,204,735</u>

All the activities of the company are from continuing operations.

The notes on pages 11 to 19 form part of these financial statements.

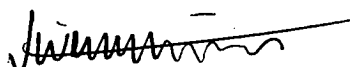
**Hampton Investment Properties Limited**

**Statement of Financial Position**

**31 December 2016**

	Note	2016		2015	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	14		179,999		5,120,000
Investments	15		7,250,000		7,332,629
			<u>7,429,999</u>		<u>12,452,629</u>
<b>Current assets</b>					
Stocks	16	1,667,787		1,655,987	
Debtors	17	14,576,113		11,475,924	
Cash at bank and in hand		10,500		797,134	
		<u>16,254,400</u>		<u>13,929,045</u>	
<b>Creditors: amounts falling due within one year</b>	18	<u>(10,508,682)</u>		<u>(13,419,501)</u>	
<b>Net current assets</b>			5,745,718		509,544
<b>Total assets less current liabilities</b>			<u>13,175,717</u>		<u>12,962,173</u>
<b>Net assets</b>			<u>13,175,717</u>		<u>12,962,173</u>
<b>Capital and reserves</b>					
Called up share capital	20		13		13
Revaluation reserve	21		—		257,457
Other reserves, including the fair value reserve	21		19,310,955		19,310,955
Profit and loss account	21		<u>(6,135,251)</u>		<u>(6,606,252)</u>
<b>Members funds</b>			<u>13,175,717</u>		<u>12,962,173</u>

These financial statements were approved by the board of directors and authorised for issue on 29 September 2017, and are signed on behalf of the board by:



J Whittingham  
Director

Company registration number: 04317407

The notes on pages 11 to 19 form part of these financial statements.

**Hampton Investment Properties Limited**

**Statement of Changes in Equity**

**Year ended 31 December 2016**

	Called up share capital £	Revaluation reserve £	Other reserves, including the fair value reserve £	Profit and loss account £	Total £
<b>At 1 January 2015</b>	13	257,457	19,310,955	(7,810,987)	11,757,438
Profit for the year	—	—	—	1,204,735	1,204,735
<b>Total comprehensive income for the year</b>	—	—	—	1,204,735	1,204,735
<b>At 31 December 2015</b>	13	257,457	19,310,955	(6,606,252)	12,962,173
Profit for the year	—	—	—	213,544	213,544
Other comprehensive income for the year:					
Reclassification from revaluation reserve to profit and loss account	—	(257,457)	—	257,457	—
<b>Total comprehensive income for the year</b>	—	(257,457)	—	471,001	213,544
<b>At 31 December 2016</b>	13	—	19,310,955	(6,135,251)	13,175,717

The notes on pages 11 to 19 form part of these financial statements.

**Hampton Investment Properties Limited**

**Statement of Cash Flows**

**Year ended 31 December 2016**

	2016 £	2015 £
<b>Cash flows from operating activities</b>		
Profit for the financial year	213,544	1,204,735
<i>Adjustments for:</i>		
Depreciation of tangible assets	–	2,573
Impairment of tangible assets	44,986	25,000
Income from shares in group undertakings	–	(1,097,906)
Income from other fixed asset investments	(493,334)	–
Other interest receivable and similar income	(215)	(89)
Interest payable and similar expenses	21,648	308,922
Loss on disposal of tangible assets	91,193	145,314
Tax on profit	(18,094)	12,685
Accrued income	(143,098)	(302,320)
<i>Changes in:</i>		
Stocks	(11,800)	(43,860)
Trade and other debtors	(3,100,189)	(6,541,964)
Trade and other creditors	22,180	(1,500,104)
Cash generated from operations	(3,373,179)	(7,787,014)
Interest paid	(21,648)	(308,922)
Interest received	215	89
Tax paid	(70,009)	(164,819)
Net cash used in operating activities	<u>(3,464,621)</u>	<u>(8,260,666)</u>
<b>Cash flows from investing activities</b>		
Purchase of tangible assets	–	(150,000)
Proceeds from sale of tangible assets	4,803,822	7,959,686
Proceeds from sale of interests in associates and joint ventures	82,629	517,371
Dividends received	493,334	1,097,906
Net cash from investing activities	<u>5,379,785</u>	<u>9,424,963</u>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	(2,700,520)	(6,950,657)
Proceeds from loans from group undertakings	(1,278)	(108,009)
Net cash used in financing activities	<u>(2,701,798)</u>	<u>(7,058,666)</u>
Net decrease in cash and cash equivalents	(786,634)	(5,894,369)
Cash and cash equivalents at beginning of year	797,134	6,691,503
Cash and cash equivalents at end of year	<u>10,500</u>	<u>797,134</u>

The notes on pages 11 to 19 form part of these financial statements.

# **Hampton Investment Properties Limited**

## **Notes to the Financial Statements**

**Year ended 31 December 2016**

### **1. General information**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 6 Stratton Street, Mayfair, London, W1J 8LD.

### **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'.

### **3. Accounting policies**

#### **Basis of preparation**

The financial statements have been prepared on the historical cost basis.

#### **Investment properties**

Completed properties held for long term investments are revalued bi-annually at open market value, being the fair value, as at the balance sheet date. Valuations are carried out by external valuers at least every third year. Properties in the course of development included in tangible fixed assets are stated at cost or at valuation at the commencement of the development plus all development costs incurred subsequently. Properties are reviewed regularly by the directors and if, in their opinion, there has been an impairment the property is written down to its valuation. On completion of a development the property is reclassified as either an investment property or property held for resale as appropriate.

Surpluses and deficits on valuation are transferred to a revaluation reserve. Any deficit below original cost is an impairment, in which case it is charged to the profit and loss account, unless the directors believe the deficit is temporary.

On disposal of a fixed asset property any surpluses or deficit, calculated by comparing net sale proceeds with book value, is included in profit on ordinary activities before taxation and any realised revaluation surplus or deficit is reclassified, within reserves, to the profit and loss account reserve.

No depreciation is provided in respect of freehold investment properties and leasehold investment properties with over 20 years to run, although the Companies Act 2006 would normally require the systematic annual depreciation of fixed assets. The directors believe that the policy of not providing depreciation in respect of these fixed assets is necessary in order to give a true and fair view, since the current value of investment properties and changes in that current value are of prime importance, rather than a calculation of systematic annual depreciation. Depreciation is only one of the facets reflected in the annual valuation and the amount which might otherwise had been shown cannot be separately identified or quantified.

#### **Finance costs**

Finance costs of debt are recognised in the profit and loss account over the terms of such instruments at a constant rate on the carrying amount.

Interest payable on borrowings directly attributable to financing developments is capitalised gross as a cost of the development.

## **Hampton Investment Properties Limited**

### **Notes to the Financial Statements *(continued)***

**Year ended 31 December 2016**

#### **3. Accounting policies *(continued)***

##### **Debt**

Debt is initially stated at the amount of the net proceeds after deduction of issue costs. The carrying amount is increased by the finance cost in respect of the accounting period and reduced by payments made in the period.

##### **Consolidation**

The entity has taken advantage of the exemption from preparing consolidated financial statements contained in Section 400 of the Companies Act 2006 on the basis that it is a subsidiary undertaking and its immediate parent undertaking is established under the law of an EEA State.

##### **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. However, the nature of estimation means that the actual outcomes could differ from those estimates. Key sources of estimation uncertainty

A key estimation is that of the fair value of investment properties at the reporting date. Fair value is determined by the directors by reference to post year end sales or offers received on the properties.

##### **Revenue recognition**

Turnover includes rental income from investment properties, net of value added tax.

Any costs incurred on behalf of tenants and any recharge thereof to tenants are both treated within cost of sales.

Revenue from the rendering of services is measured by reference to the stage of completion of the service transaction at the end of the reporting period provided that the outcome can be reliably estimated. When the outcome cannot be reliably estimated, revenue is recognised only to the extent that expenses recognised are recoverable.

##### **Income tax**

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.

## Hampton Investment Properties Limited

### Notes to the Financial Statements *(continued)*

Year ended 31 December 2016

#### 3. Accounting policies *(continued)*

##### **Tangible assets**

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

##### **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:

Motor vehicles	- 25% straight line
Office equipment	- 20% - 33.33% straight line

##### **Investments**

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

##### **Impairment of fixed assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

##### **Stocks**

Work in progress is valued on the basis of direct costs plus attributable overheads based on normal levels of activity. Provision is made for any foreseeable losses where appropriate. No element of profit is included in the valuation of work in progress.

# Hampton Investment Properties Limited

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2016

### 3. Accounting policies *(continued)*

#### Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

#### Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as a finance cost in profit or loss in the period in which it arises.

### 4. Turnover

Turnover arises from:

	2016	2015
	£	£
Rental income	<u>92,205</u>	<u>865,392</u>



# Hampton Investment Properties Limited

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2016

### 4. Turnover *(continued)*

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

### 5. Other operating income

	2016	2015
	£	£
Other operating income	<u>13,080</u>	<u>43,418</u>

### 6. Operating profit

Operating profit or loss is stated after charging:

	2016	2015
	£	£
Depreciation of tangible assets	–	2,573
Loss on disposal of tangible assets	<u>91,193</u>	<u>145,314</u>

### 7. Auditor's remuneration

	2016	2015
	£	£
Fees payable for the audit of the financial statements	<u>12,000</u>	<u>7,686</u>

### 8. Staff costs

The average number of persons employed by the company during the year, including the directors, amounted to:

	2016	2015
	No.	No.
Management staff	<u>3</u>	<u>3</u>

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

	2016	2015
	£	£
Wages and salaries	–	15,198
Social security costs	–	372
Other pension costs	<u>20,336</u>	<u>22,779</u>
	<u>20,336</u>	<u>38,349</u>

### 9. Income from shares in group undertakings

	2016	2015
	£	£
Income from group undertakings	<u>–</u>	<u>1,097,906</u>

**Hampton Investment Properties Limited**

**Notes to the Financial Statements (continued)**

**Year ended 31 December 2016**

**10. Income from other fixed asset investments**

	2016 £	2015 £
Income from other fixed asset investments	<u>493,334</u>	<u>—</u>

**11. Other interest receivable and similar income**

	2016 £	2015 £
Interest on cash and cash equivalents	<u>215</u>	<u>89</u>

**12. Interest payable and similar expenses**

	2016 £	2015 £
Interest on banks loans and overdrafts	21,648	301,906
Other interest	—	7,016
	<u>21,648</u>	<u>308,922</u>

**13. Tax on profit**

**Major components of tax (income)/expense**

	2016 £	2015 £
<b>Current tax:</b>		
UK current tax income	—	(7,565)
Adjustments in respect of prior periods	(18,094)	20,250
Total current tax	<u>(18,094)</u>	<u>12,685</u>
<b>Tax on profit</b>	<u>(18,094)</u>	<u>12,685</u>

**Reconciliation of tax (income)/expense**

The tax assessed on the profit on ordinary activities for the year is lower than (2015: lower than) the standard rate of corporation tax in the UK of 20% (2015: 20%).

	2016 £	2015 £
Profit on ordinary activities before taxation	<u>195,450</u>	<u>1,217,420</u>
Profit on ordinary activities by rate of tax	39,090	243,484
Effect of expenses not deductible for tax purposes	29,333	(11,101)
Effect of capital allowances and depreciation	(24,550)	(28,703)
Unused tax losses	54,794	—
Non-taxable income	(98,667)	(241,183)
Prior year (over)/under provision	(18,094)	20,250
Sundry tax adjusting items	—	875
Profit on disposal added back	—	29,063
Tax on profit	<u>(18,094)</u>	<u>12,685</u>

**Hampton Investment Properties Limited**

**Notes to the Financial Statements (continued)**

**Year ended 31 December 2016**

**14. Tangible assets**

	Freehold property £	Motor vehicles £	Equipment £	Total £
<b>Cost or valuation</b>				
At 1 January 2016	5,120,000	55,000	17,116	5,192,116
Disposals	(4,895,015)	–	–	(4,895,015)
Revaluations	(44,986)	–	–	(44,986)
<b>At 31 December 2016</b>	<u>179,999</u>	<u>55,000</u>	<u>17,116</u>	<u>252,115</u>
<b>Depreciation</b>				
At 1 January 2016 and 31 December 2016	<u>–</u>	<u>55,000</u>	<u>17,116</u>	<u>72,116</u>
<b>Carrying amount</b>				
At 31 December 2016	<u>179,999</u>	<u>–</u>	<u>–</u>	<u>179,999</u>
At 31 December 2015	<u>5,120,000</u>	<u>–</u>	<u>–</u>	<u>5,120,000</u>

**Tangible assets held at valuation**

Investment properties were valued by the director, J Whittingham, at 31 December 2016.

**15. Investments**

	Shares in group undertakings £	Shares in participating interests £	Total £
<b>Cost</b>			
At 1 January 2016	7,250,000	82,629	7,332,629
Disposals	–	(82,629)	(82,629)
<b>At 31 December 2016</b>	<u>7,250,000</u>	<u>–</u>	<u>7,250,000</u>
<b>Impairment</b>			
At 1 January 2016 and 31 December 2016	<u>–</u>	<u>–</u>	<u>–</u>
<b>Carrying amount</b>			
At 31 December 2016	<u>7,250,000</u>	<u>–</u>	<u>7,250,000</u>
At 31 December 2015	<u>7,250,000</u>	<u>82,629</u>	<u>7,332,629</u>

**16. Stocks**

	2016 £	2015 £
Work in progress	<u>1,667,787</u>	<u>1,655,987</u>

**Hampton Investment Properties Limited**

**Notes to the Financial Statements (continued)**

**Year ended 31 December 2016**

**17. Debtors**

	2016	2015
	£	£
Trade debtors	—	20,044
Amounts owed by group undertakings	10,039,918	7,538,842
Prepayments and accrued income	—	20,336
Other debtors	4,536,195	3,896,702
	<u>14,576,113</u>	<u>11,475,924</u>

**18. Creditors: amounts falling due within one year**

	2016	2015
	£	£
Bank loans and overdrafts	—	2,700,520
Trade creditors	39,127	11,795
Amounts owed to group undertakings	10,447,588	10,448,866
Accruals and deferred income	16,033	159,131
Corporation tax	1,213	89,316
Social security and other taxes	—	5,152
Other creditors	4,721	4,721
	<u>10,508,682</u>	<u>13,419,501</u>

**19. Employee benefits**

**Defined contribution plans**

The amount recognised in profit or loss as an expense in relation to defined contribution plans was £20,336 (2015: £22,779).

**20. Called up share capital**

**Issued, called up and fully paid**

	2016		2015
	No.	£	No.
	£		£
Ordinary shares of £1 each	<u>13</u>	<u>13</u>	<u>13</u>

**21. Reserves**

Conversion reserve - This reserve records the value of loans converted to equity.

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

## **Hampton Investment Properties Limited**

### **Notes to the Financial Statements *(continued)***

**Year ended 31 December 2016**

#### **22. Related party transactions**

As at the year end the company was owed £9,582,168 (2015: £7,081,092) from North Atlantic Smaller Companies Investment Trust PLC in relation to a loan. The loan is unsecured, short-term and interest free.

As at the year end the company was owed £2,375,304 (2015: £2,375,304) from James Hambro & Partners LLP in relation to a loan. This is a nominee shareholder representing a number of passive investors. The loan is unsecured, short-term and interest free.

As at the year end the company was also owed £543,603 (2015: £543,603) in aggregate from other shareholders in relation to a loan. The loan is unsecured, short-term and interest free.

As at the year end the company was owed a total of £259,788 (2015: £259,788) from Harwood Real Estate Limited, a group company. This loan is unsecured, short-term and interest free.

As at the year end the company was owed a total of £71,133 (2015: £182,933) from Harwood LLP, a group entity. This loan is unsecured, short-term and interest free.

As at the year end the company was owed £457,750 (2015: £457,750) from Alba Investment Properties (Holdings) Limited, a subsidiary undertaking. The loan is unsecured, short-term and interest free.

As at the year end the company owed £10,447,588 (2015: £10,448,866) to Alba Investment Properties Limited, a subsidiary undertaking. The loan is unsecured, short-term and interest free.

#### **23. Company information**

The company is a private company limited by shares and is incorporated in England and Wales. The registered office of the company is 6 Stratton Street, Mayfair, London, W1J 8LD. Details of the operations and activities of the company can be found in the Strategic Report and the Directors Report within these financial statements.

#### **24. Controlling party**

The immediate and ultimate parent undertaking is North Atlantic Smaller Companies Investment Trust Plc, a company incorporated in the United Kingdom.