

# Abode Property Management Limited

Annual Report and Unaudited Financial Statements  
for the Year Ended 31 May 2018

# **Abode Property Management Limited**

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# Abode Property Management Limited

(Registration number: 04437535)

## Balance Sheet as at 31 May 2018

	Note	2018 £	2017 £
<b>Fixed assets</b>			
Intangible assets	<u>4</u>	52,921	120,289
Tangible assets	<u>5</u>	28,611	24,226
Investment property	<u>6</u>	1,305,000	1,305,000
Investments	<u>7</u>	173,788	2
		<u>1,560,320</u>	<u>1,449,517</u>
<b>Current assets</b>			
Debtors	<u>8</u>	59,491	73,906
Cash at bank and in hand		434,280	151,141
		493,771	225,047
<b>Creditors: Amounts falling due within one year</b>	<u>9</u>	<u>(529,531)</u>	<u>(542,251)</u>
<b>Net current liabilities</b>		<u>(35,760)</u>	<u>(317,204)</u>
<b>Total assets less current liabilities</b>		1,524,560	1,132,313
<b>Creditors: Amounts falling due after more than one year</b>	<u>9</u>	<u>(665,228)</u>	<u>(740,731)</u>
<b>Net assets</b>		<u>859,332</u>	<u>391,582</u>
<b>Capital and reserves</b>			
Called up share capital		1,000	1,000
Profit and loss account		858,332	390,582
<b>Total equity</b>		<u>859,332</u>	<u>391,582</u>

The notes on pages 3 to 11 form an integral part of these financial statements.

# **Abode Property Management Limited**

**(Registration number: 04437535)**

## **Balance Sheet as at 31 May 2018**

For the financial year ending 31 May 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small 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; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the Board on 31 January 2019 and signed on its behalf by:

.....

S B Harris  
Director

The notes on pages 3 to 11 form an integral part of these financial statements.

# **Abode Property Management Limited**

## **Notes to the Financial Statements for the Year Ended 31 May 2018**

### **1 General information**

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

Freshford House  
Redcliffe Way  
Bristol  
BS1 6NL

These financial statements were authorised for issue by the Board on 31 January 2019.

### **2 Accounting policies**

#### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### **Statement of compliance**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

#### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

#### **Revenue recognition**

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

The company recognises revenue when:

The amount of revenue can be reliably measured;  
it is probable that future economic benefits will flow to the entity;  
and specific criteria have been met for each of the company's activities.

#### **Tax**

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Deferred tax is recognised in respect of all timing differences between taxable profits and profits reported in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised when 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 and that are expected to apply to the reversal of the timing difference.

# **Abode Property Management Limited**

## **Notes to the Financial Statements for the Year Ended 31 May 2018**

### **Tangible assets**

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

### **Depreciation**

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Leasehold land and buildings	over the lease term
Plant and machinery etc.	20% straight line
Computer equipment	33% straight line
Motor vehicles	25% reducing balance

### **Investment property**

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

### **Goodwill**

Goodwill arising on the acquisition of an entity represents the excess of the cost of acquisition over the company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the entity recognised at the date of acquisition. Goodwill is initially recognised as an asset at cost and is subsequently measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is held in the currency of the acquired entity and revalued to the closing rate at each reporting period date. Goodwill is amortised over its useful life, which shall not exceed ten years if a reliable estimate of the useful life cannot be made.

### **Amortisation**

Amortisation is provided on intangible assets so as to write off the cost, less any estimated residual value, over their useful life as follows:

<b>Asset class</b>	<b>Amortisation method and rate</b>
Goodwill	3 years straight line

### **Investments**

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.

Interest income on debt securities, where applicable, is recognised in income using the effective interest method. Dividends on equity securities are recognised in income when receivable.

### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

# **Abode Property Management Limited**

## **Notes to the Financial Statements for the Year Ended 31 May 2018**

### **Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business. Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

### **Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

### **Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

### **Leases**

Leases in which substantially all the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to profit or loss on a straight-line basis over the period of the lease.

### **Share capital**

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

### **Dividends**

Dividend distribution to the company's shareholders is recognised as a liability in the financial statements in the reporting period in which the dividends are declared.

### **Defined contribution pension obligation**

A defined contribution plan is a pension plan under which fixed contributions are paid into a pension fund and the company has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised as employee benefit expense when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

# **Abode Property Management Limited**

## **Notes to the Financial Statements for the Year Ended 31 May 2018**

### **Long term employee benefits**

The cost 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.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

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.

### **Client monies**

The company holds client monies in properly designated client trust accounts. These bank accounts are not assets of the company. Accordingly, the client trust accounts and the corresponding liabilities are not included on the balance sheet of the company.

### **3 Staff numbers**

The average number of persons employed by the company (including directors) during the year, was 42 (2017 - 42).



# Abode Property Management Limited

## Notes to the Financial Statements for the Year Ended 31 May 2018

### 4 Intangible assets

	Goodwill £	Total £
<b>Cost or valuation</b>		
At 1 June 2017	1,144,192	1,144,192
At 31 May 2018	1,144,192	1,144,192
<b>Amortisation</b>		
At 1 June 2017	1,028,591	1,028,591
Amortisation charge	62,680	62,680
At 31 May 2018	1,091,271	1,091,271
<b>Carrying amount</b>		
At 31 May 2018	52,921	52,921
At 31 May 2017	120,289	120,289

### 5 Tangible assets

	Leasehold land and buildings £	Plant, machinery and equipment £	Motor vehicles £	Total £
<b>Cost or valuation</b>				
At 1 June 2017	10,048	61,983	26,457	98,488
Additions	-	9,045	7,886	16,931
At 31 May 2018	10,048	71,028	34,343	115,419
<b>Depreciation</b>				
At 1 June 2017	7,752	43,807	22,703	74,262
Charge for the year	326	10,296	1,924	12,546
At 31 May 2018	8,078	54,103	24,627	86,808
<b>Carrying amount</b>				
At 31 May 2018	1,970	16,925	9,716	28,611
At 31 May 2017	2,296	18,176	3,754	24,226

# Abode Property Management Limited

## Notes to the Financial Statements for the Year Ended 31 May 2018

### 6 Investment properties

	2018 £
At 1 June	<u>1,305,000</u>

The fair value of the investment properties has been arrived at by a valuation by the directors at their open market value at 31 May 2018 based on similar properties.

### 7 Investments

	2018 £	2017 £
Investments in subsidiaries	173,786	-
Investments in associates	<u>2</u>	<u>2</u>
	<u>173,788</u>	<u>2</u>

#### Subsidiaries £

##### Cost or valuation

Additions	<u>173,786</u>
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##### Provision

##### Carrying amount

At 31 May 2018	<u>173,786</u>
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#### Associates £

##### Cost

At 1 June 2017	<u>2</u>
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##### Provision

##### Carrying amount

At 31 May 2018	<u>2</u>
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At 31 May 2017	<u>2</u>
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# Abode Property Management Limited

## Notes to the Financial Statements for the Year Ended 31 May 2018

### Details of undertakings

Details of the investments (including principal place of business of unincorporated entities) in which the company holds 20% or more of the nominal value of any class of share capital are as follows:

Undertaking	Registered office	Holding	Proportion of voting rights and shares held	
			2018	2017
Subsidiary undertakings				
Jubilee Property (UK) Ltd	Freshford House, Redcliffe Way, Bristol, England. BS1 6NL	Ordinary	100%	0%

The principal activity of Jubilee Property (UK) Ltd is estate agency.

Its financial year end is 31 March 2018. The aggregate amount of capital and reserves at the end of that year was £(3,249).

### 8 Debtors

	2018 £	2017 £
Trade debtors	41,118	54,112
Other debtors	2,395	1,077
Prepayments and accrued income	15,978	18,717
Total current trade and other debtors	59,491	73,906

### 9 Creditors

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

	Note	2018 £	2017 £
<b>Due within one year</b>			
Bank loans and overdrafts	<u>10</u>	74,444	97,205
Trade creditors		3,526	4,877
Amounts owed to related parties		81,571	79,616
Taxation and social security		350,958	304,222
Other creditors		2,681	36,112
Accruals and deferred income		16,351	20,219
		529,531	542,251

A joint and several guarantee from the directors of E N Gordon and S B Harris exists for a principal amount of £500,000 plus interest and other costs in respect of the debts and liabilities Lloyds Bank. The bank has additional security by means of a debenture over all fixed and current assets of the company.

# Abode Property Management Limited

## Notes to the Financial Statements for the Year Ended 31 May 2018

### Creditors: amounts falling due after more than one year

	Note	2018 £	2017 £
<b>Due after one year</b>			
Loans and borrowings	10	665,228	740,731
		2018 £	2017 £
<b>Due after more than five years</b>			
After more than five years by instalments		439,593	498,156

### 10 Loans and borrowings

	2018 £	2017 £
<b>Non-current loans and borrowings</b>		
Bank borrowings	665,228	740,731
	2018 £	2017 £
<b>Current loans and borrowings</b>		
Bank borrowings	74,444	97,205

### 11 Financial commitments, guarantees and contingencies

#### Amounts not provided for in the balance sheet

The total amount of financial commitments not included in the balance sheet is £322,065 (2017 - £362,108). Of these, £39,561 (2017 - £39,561) are due within one year, £143,721 (2017 - £148,561) and due between two and five years and £138,783 (2017 - £173,986) are due greater than 5 years.

#### Amounts disclosed in the balance sheet

Included in the balance sheet are pension liabilities totalling £2,889 (2017 - £2,648). The company participates in a defined contribution pension scheme.

### 12 Non adjusting events after the financial period

Following the year end and prior to the date of approval of the financial statements, the company undertook a restructure whereby certain assets were demerged from the company and a new holding company was put in place.

## **Abode Property Management Limited**

### **Notes to the Financial Statements for the Year Ended 31 May 2018**

#### **12 Client monies**

The company holds client monies in properly designated client trust accounts. These bank accounts are not the assets of the company. Accordingly, the client trust accounts and the corresponding liabilities are not included on the balance sheet of the company. The total client monies held in trust bank accounts on behalf of clients at the year end amounted to £5,623,739 (2017 - £4,122,854).

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