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**CHAFFORD RESIDUAL PROPERTIES LIMITED**

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**UNAUDITED**

**FINANCIAL STATEMENTS**

**INFORMATION FOR FILING WITH THE REGISTRAR**

**FOR THE YEAR ENDED 30 NOVEMBER 2017**

**CHAFFORD RESIDUAL PROPERTIES LIMITED**  
**REGISTERED NUMBER: 04589137**

**BALANCE SHEET**  
**AS AT 30 NOVEMBER 2017**

	Note	2017 £	2017 £	As restated 2016 £	As restated 2016 £
<b>Fixed assets</b>					
Investment property	4		450,000		460,000
			<u>450,000</u>		<u>460,000</u>
<b>Current assets</b>					
Debtors: amounts falling due within one year	5	50,000		10,000	
Cash at bank and in hand	6	8,773		7,589	
		<u>58,773</u>		<u>17,589</u>	
Creditors: amounts falling due within one year	7	(2,820)		(3,770)	
<b>Net current assets</b>			<u>55,953</u>		<u>13,819</u>
<b>Total assets less current liabilities</b>			<u>505,953</u>		<u>473,819</u>
<b>Provisions for liabilities</b>					
Deferred tax	8	(82,232)		(81,200)	
			<u>(82,232)</u>		<u>(81,200)</u>
<b>Net assets</b>			<u><u>423,721</u></u>		<u><u>392,619</u></u>

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**CHAFFORD RESIDUAL PROPERTIES LIMITED**  
**REGISTERED NUMBER: 04589137**

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**BALANCE SHEET (CONTINUED)**  
**AS AT 30 NOVEMBER 2017**

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	Note	2017 £	2016 £
<b>Capital and reserves</b>			
Called up share capital		<b>60,000</b>	60,000
Investment property reserve	9	<b>350,568</b>	324,800
Profit and loss account	9	<b>13,153</b>	7,819
		<hr/> <b>423,721</b> <hr/>	<hr/> 392,619 <hr/>

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

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 have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 19 July 2018.

**D G Matthey**

Director

The notes on pages 4 to 8 form part of these financial statements.

CHAFFORD RESIDUAL PROPERTIES LIMITED

STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 NOVEMBER 2017

	Called up share capital	Investment property revaluation reserve	Profit and loss account	Total equity
	£	£	£	£
At 1 December 2016	60,000	324,800	7,819	392,619
<b>Comprehensive income for the year</b>				
Profit for the year	-	-	31,102	31,102
<b>Total comprehensive income for the year</b>	-	-	31,102	31,102
Net fair value movements	-	25,768	(25,768)	-
<b>Total transactions with owners</b>	-	25,768	(25,768)	-
<b>At 30 November 2017</b>	<b>60,000</b>	<b>350,568</b>	<b>13,153</b>	<b>423,721</b>

STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 NOVEMBER 2016

	Called up share capital	Investment property revaluation reserve	Profit and loss account	Total equity
	£	£	£	£
At 1 December 2015	60,000	4,860	4,019	68,879
<b>Comprehensive income for the year</b>				
Profit for the year	-	-	323,740	323,740
<b>Total comprehensive income for the year</b>	-	-	323,740	323,740
Net fair value movements	-	319,940	(319,940)	-
<b>Total transactions with owners</b>	-	319,940	(319,940)	-
<b>At 30 November 2016</b>	<b>60,000</b>	<b>324,800</b>	<b>7,819</b>	<b>392,619</b>

The notes on pages 4 to 8 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2017**

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**1. General information**

Chafford Residual Properties Limited is a private company, limited by shares and incorporated in England and Wales, United Kingdom, with a registration number 04589137. The address of the registered office is Lawrence House, Goodwyn Avenue, Mill Hill, London, NW7 3RH. The principal activity of the company is that of property investment.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

The financial statements are presented in pounds sterling which is the functional currency of the company and rounded to the nearest £.

The following principal accounting policies have been applied:

**2.2 Revenue**

Revenue represents rental and ancillary income due from properties for the period.

**2.3 Investment property**

Investment property is carried at fair value determined annually by the directors and derived from the current market rents and investment property yields for comparable real estate.

Sums received for lease extensions have been deducted from the original cost where the company owns the relevant freehold reversions until the original cost is extinguished. Sums received for subsequent lease extensions are taken directly to profit and loss account.

**2.4 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**2.5 Financial instruments**

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2017**

**2. Accounting policies (continued)****2.6 Current and deferred taxation**

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

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

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**3. Employees**

The average monthly number of employees, including directors, during the year was 3 (2016 - 3).

**4. Investment property**

	<b>Freehold investment property £</b>
<b>Valuation</b>	
At 1 December 2016	<b>460,000</b>
Disposals	<b>(36,800)</b>
Surplus on revaluation	<b>26,800</b>
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<b>At 30 November 2017</b>	<b>450,000</b>
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The 2017 valuations were made by the directors, on an open market value for existing use basis.

**CHAFFORD RESIDUAL PROPERTIES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2017**

**5. Debtors**

	2017 £	2016 £
Amounts owed by group undertakings	50,000	10,000
	<u>50,000</u>	<u>10,000</u>

**6. Cash and cash equivalents**

	2017 £	2016 £
Cash at bank and in hand	8,773	7,589
	<u>8,773</u>	<u>7,589</u>

**7. Creditors: Amounts falling due within one year**

	2017 £	2016 £
Corporation tax	-	950
Accruals and deferred income	2,820	2,820
	<u>2,820</u>	<u>3,770</u>

**8. Deferred taxation**

	2017 £
At beginning of year	(81,200)
Charged to profit or loss	(1,032)
<b>At end of year</b>	<u><u>(82,232)</u></u>

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CHAFFORD RESIDUAL PROPERTIES LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2017

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8. Deferred taxation (continued)

The provision for deferred taxation is made up as follows:

	2017 £	2016 £
Fair value movements	(82,232)	(81,200)
	<u>(82,232)</u>	<u>(81,200)</u>

9. Reserves

**Investment property revaluation reserve**

The investment property revaluation reserve represents cumulative effects of fair value adjustments on investment properties net of deferred tax and other adjustments.

**Profit and loss account**

The profit and loss account represents cumulative distributable profits and losses net of dividends and other adjustments.

10. Related party transactions

During the year the following transactions occurred:

	Loans due as at 30/11/2017 £	Loans due as at 30/11/2016 £
Entities with control, joint control or significant influence over the entity	<u>50,000</u>	<u>10,000</u>

11. Controlling party

The Company's ultimate parent company is Marshlease Limited, a company incorporated in England and Wales.



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CHAFFORD RESIDUAL PROPERTIES LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2017

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12. First time adoption of FRS 102

The Company transitioned to FRS 102 from previously extant UK GAAP as at 1 December 2015. The impact of the transition to FRS 102 is as follows:

Reconciliation of equity at 1 December 2015

	Note	£
Equity at 1 December 2015 under previous UK GAAP		70,018
Transitional adjustment 1	1	(1,140)
		<hr/>
<b>Equity shareholders funds at 1 December 2015 under FRS 102</b>		<b>68,878</b>
		<hr/>

Reconciliation of equity at 30 November 2016

	Note	£
Equity at 30 November 2016 under previous UK GAAP		363,819
Transitional adjustment 1	1	28,800
		<hr/>
<b>Equity shareholders funds at 30 November 2016 under FRS 102</b>		<b>392,619</b>
		<hr/>

Reconciliation of profit and loss account for the year ended 30 November 2016

	Note	£
Profit for the year under previous UK GAAP		3,800
Transitional adjustment 1	1	319,940
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<b>Profit for the year ended 30 November 2016 under FRS 102</b>		<b>323,740</b>
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The following were changes in accounting policies arising from the transition to FRS 102:

- 1 The investment property was previously accounted for under FRSSE (effective January 2015) which required gains and losses on the property's open market value to be taken to a revaluation reserve via the Statement of Total Recognised Gains and Losses. Under FRS102, the property is measured at fair value and any gains or losses are reported via the profit and loss account. FRS102 also requires deferred tax to be accounted for on investment property revaluations and for the amount to be shown in the profit and loss account.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.