



FOLGATE SECURITIES LIMITED

UNAUDITED

FINANCIAL STATEMENTS

**INFORMATION FOR FILING WITH THE REGISTRAR
FOR THE YEAR ENDED 31 DECEMBER 2018**



GSM&Co

Griffin Stone Moscrop & Co
CHARTERED ACCOUNTANTS & REGISTERED AUDITORS



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FOLGATE SECURITIES LIMITED

COMPANY INFORMATION

Directors	M H W Neal A M Kennard
Company secretary	T I H Barker
Registered number	05543488
Registered office	128 Mount Street London W1K 3NU
Accountants	Griffin Stone Moscrop & Co Chartered Accountants 21-27 Lamb's Conduit Street London WC1N 3GS

FOLGATE SECURITIES LIMITED

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FOLGATE SECURITIES LIMITED
REGISTERED NUMBER:05543488

BALANCE SHEET
AS AT 31 DECEMBER 2018

	Note	2018 £	2018 £	2017 £	2017 £
Fixed asset					
Investment property	5		500		500
Current assets					
Debtor: amount falling due within one year	6	4,311			
Creditors: amounts falling due within one year	7	(4,105)		(4,105)	
Net current assets/(liabilities)			206		(4,105)
Net assets/(liabilities)			706		(3,605)
Capital and reserves					
Called up share capital	8		1		1
Profit and loss account			705		(3,606)
			706		(3,605)

The directors consider that the company is entitled to exemption from audit under section 477 of the Companies Act 2006 and the member has 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 15 May 2019.

M H W Neal

M H W Neal
Director

The notes on pages 2 to 7 form part of these financial statements.

FOLGATE SECURITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

1. General information

Folgate Securities Limited is a private company limited by shares, incorporated in the United Kingdom and registered in England and Wales, registered number 05543488. The address of the registered office is 128 Mount Street, London W1K 3NU.

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 judgement in applying the company's accounting policies (see note 3).

The financial statements are prepared in sterling, which is the functional currency of the company, and are rounded to the nearest £1.

The following principal accounting policies have been applied:

2.2 Revenue recognition

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Turnover represents rent receivable by the company in respect of the year.

2.3 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the statement of comprehensive income.

2.4 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

FOLGATE SECURITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

2. Accounting policies (continued)

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.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is an 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.

2.6 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

2. Accounting policies (continued)

2.7 Taxation

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.

2.8 Exceptional items

Exceptional items are transactions that fall within the ordinary activities of the company but are presented separately due to their size or incidence.

3. Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the directors are required to make judgements, estimates and assumptions about the carrying amounts of the assets and liabilities that are not obtainable from other sources. Judgements, estimates and assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates, but are unlikely to be material.

4. Employees

The average monthly number of employees during the year was 0 (2017 - 0).

FOLGATE SECURITIES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

5. Investment property

	Freehold investment property £
Valuation	
At 1 January 2018	500
At 31 December 2018	500

Folgate Securities Limited's freehold property was valued on 31 December 2018 by an external valuer, Deloitte LLP.

The valuation was prepared in accordance with the requirements of the RICS Valuation – Global Edition, 2017 and the RICS Valuation – Professional Standards UK January 2014 (revised April 2015) (the "Red Book") published by the Royal Institution of Chartered Surveyors (RICS), together with FRS 102 The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (and any other regulatory requirements).

The valuation of the property was at Fair Value assuming that the property would be sold subject to any existing leases.

Deloitte LLP's opinion of Fair Value was primarily derived using:

- Comparable recent market transactions on arm's length terms.

The valuation techniques adopted in the valuation engagement for the asset are appropriate, having regard to the characteristics of the asset, market practice for the sale of such assets and its categorisation.

Where available, Deloitte LLP have had regard to observable inputs such as market corroborated evidence, adjusted for the specific characteristics of the asset, however the nature of the real estate assets is such that the techniques used for the assets reported constitute "Level 3 unobservable". This may include inputs drawn from the entity's own data and taking into account all information about market participants, assumptions that are reasonable available and are in line with accepted approaches within the property market.

It is confirmed that the valuation techniques applied in respect of the Fair Value figure contained in Deloitte LLP's report are a combination of "Market Approach and Income Approach" dependent upon the accepted basis for the asset type and its categorisation. Deloitte LLP have adopted the valuation technique appropriate to determine the Fair Value.

Fair Value is represented by the highest and best use of the asset.

In addition, the following disclosures were noted:

- The signatory to the valuation is Edwin Bray MRICS, a Partner of Deloitte LLP who holds a recognised professional qualification and has experience in the location and category of property and land being valued. The current Deloitte policy on the rotation of signatories is that no individual will be a signatory on the same portfolio for more than seven years. This is the third time that Edwin Bray has been signatory to the valuation;

FOLGATE SECURITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

5. Investment property (continued)

- Deloitte or its predecessor partnership has been acting as Independent Valuers to St Anselm Property Company Limited and its subsidiary companies since September 2004;
- In the 12 months to the end of May 2018 fees St Anselm Property Company Limited and its subsidiary companies represented less than 5% of Deloitte LLP's total fee income. It is not anticipated that there will be a material increase in this proportion during the current year;
- To our knowledge, this Firm, its partners and employees have no conflict of interest in respect of either the Client or the subject property.

If the investment property had been accounted for under the historic cost accounting rules, the property would have been measured as follows:

	2018 £	2017 £
Historic cost	500	500

6. Debtor

	2018 £	2017 £
Amount owed by group company	4,311	-

7. Creditors: amounts falling due within one year

	2018 £	2017 £
Accruals and deferred income	4,105	4,105

8. Share capital

	2018 £	2017 £
Allotted, called up and fully paid		
1 (2017 - 1) Ordinary share of £1	1	1

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**NOTES TO THE FINANCIAL STATEMENTS
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9. Post balance sheet event

Since the balance sheet date the company has entered into negotiations to dispose of its investment property for £1. At the date of approval of these financial statements the negotiations are at an advanced stage, but have yet to be concluded.

10. Ultimate holding company

The company's ultimate holding company is St Anselm Property Company Limited.