

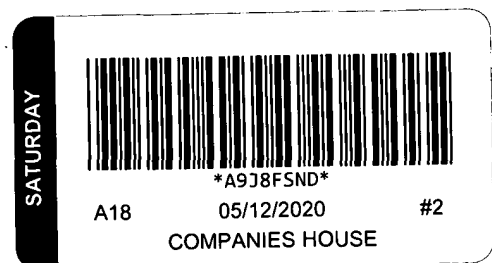
Hull Retail Limited

Report and Financial Statements

Year Ended

31 December 2019

Company Number 05711418



Hull Retail Limited

Report and financial statements for the year ended 31 December 2019

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Directors

Hull Property Investments Limited
HVL Worthing Limited
P Jacobs
G H Gosling

Secretary and registered office

HVL Worthing Limited, Philip Harris House, 1A Spur Road, Orpington, Kent, BR6 0PH

Company number

05711418

Hull Retail Limited

Directors' report for the year ended 31 December 2019

The directors present their report together with the financial statements for the year ended 31 December 2019.

Results

The income statement is set out on page 6 and shows the loss for the year (2018 - profit).

The directors do not recommend the payment of a final dividend (2018 - £Nil).

Principal activities and review of the business

The company's principal activity is that of property investment.

The results for the year and financial position of the company at 31 December 2019 are as shown in the annexed financial statements.

Both the results for the year, and the year-end financial position were satisfactory. The directors consider future prospects to be satisfactory.

Directors interests

The directors of the company during the year were:

Hull Property Investments Limited
HVL Worthing Limited
P Jacobs
G H Gosling

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

By order of the Board



Paul Jacobs
Director

4 December 2020

Hull Retail Limited

Directors' responsibilities statement for the year ended 31 December 2019

The directors are responsible for preparing the 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 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 judgements and accounting estimates that are reasonable and prudent;
- 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.

Hull Retail Limited

Statement of income and retained earnings for the year ended 31 December 2019

	Note	2019 £	2018 £
Turnover	3	7,928	7,939
Share of revaluation of investment property		(5,370)	(236)
Administrative expenses		(1,886)	(1,835)
		<hr/>	<hr/>
Operating profit and profit on ordinary activities before taxation	4	672	5,868
Taxation on profit from ordinary activities	5	(1,148)	(1,160)
		<hr/>	<hr/>
(Loss)/Profit on ordinary activities after taxation		(476)	4,708
		<hr/>	<hr/>
Retained earnings			
Retained earnings at 1 January		53,243	48,535
		<hr/>	<hr/>
Retained earnings at 31 December		52,767	53,243
		<hr/>	<hr/>

All amounts relate to continuing activities

The notes on pages 6 to 10 form part of these financial statements.

Hull Retail Limited

Balance sheet at 31 December 2019

Company number 05711418	Note	2019 £	2019 £	2018 £	2018 £
Fixed assets					
Tangible fixed assets	6		77,000		82,370
Current assets					
Debtors	7	103,458		95,530	
Creditors: amounts falling due within one year	8	194,789		(191,755)	
Net current liabilities			(91,331)		(96,225)
Net liabilities			(14,331)		(13,855)
Capital and reserves					
Called up share capital	9		2		2
Revaluation reserve			(67,100)		(67,100)
Profit and loss account			52,767		53,243
Shareholders' deficit			(14,331)		(13,855)

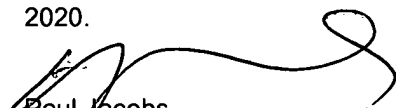
For the year ending 31 December 2019, the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its financial statements 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 the accounts.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the Board of Directors and authorised for issue on 4 December 2020.


Paul Jacobs
Director

The notes on pages 6 to 10 form part of these financial statements.

Hull Retail Limited

Statement of cash flows for the year ended 31 December 2019

	2019 £	2018 £
Cash flows from operating activities		
(Loss)/Profit for the financial year	(476)	4,708
<i>Adjustments for:</i>		
Revaluation of fixed assets	5,370	236
Taxation expense	1,148	1,160
Increase in trade and other debtors	(7,928)	(7,939)
Increase in trade and other creditors	3,046	2,724
	<hr/>	<hr/>
Cash generated from operations	1,160	889
Taxation paid	(1,160)	(889)
	<hr/>	<hr/>
Net cash flows from operating activities	-	-
	<hr/>	<hr/>
Net increase in cash and cash equivalents	-	-
Cash and cash equivalents at the beginning of the year	-	-
	<hr/>	<hr/>
Cash and cash equivalents at the end of the year	-	-
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The notes on pages 6 to 10 form part of these financial statements.

Hull Retail Limited

Notes forming part of the financial statements for the year ended 31 December 2019

1 Accounting policies

Hull Retail Limited is a private company limited by shares incorporated in England & Wales under the Companies Act. The address of the registered office is given on the contents page and the nature of the company's operations and its principal activities are set out in the directors' report. The financial statements have been prepared in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland.

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, as detailed in note 2. The following principal accounting policies have been applied:

Basis of preparation

At 31 December 2019 the company had net liabilities of £14,331 (2018 - £13,855) and net current liabilities of £91,331 (2018 - £96,225).

The financial statements have been prepared on a going concern basis. In considering the appropriateness of the going concern assumption, the directors have taken into consideration the company's cash flow forecasts and the company's present level of funding. The shareholders have indicated that they will not withdraw the existing financial support to the company for at least a year from the date of approval of these financial statements. The directors are therefore confident that they have sufficient working capital and consider that adequate longer term funding will remain in place and consequently the company will continue as a going concern. No adjustments have been made to the carrying value of both assets and liabilities, that might be required should the going concern basis be inappropriate.

Joint arrangements

The company has entered into commercial arrangements with other investors resulting in property interests being held indirectly through jointly controlled legal entities. These legal entities do not carry on trades of their own, rather are just a means by which the investors hold an interest in property assets. In accordance with Section 15 of FRS 102 'Investments in joint ventures', and in order to reflect their true economic substance, the company accounts directly for its own share of the assets, liabilities and cash flows of these joint arrangements. The joint arrangement is represented as a holding of 1% of Hull Unit Trust.

Turnover

Turnover represents the rental income receivable, service charges and other recoveries from investment properties in the United Kingdom. In circumstances where a tenant has been given an incentive to enter into a lease by way of a payment, the incentive is treated as a reduction in rental income. The incentive is amortised on a straight line basis over the life of the lease. Where an incentive is given to a tenant by way of a rent free period, the total rental income receivable for the period over the life of the lease is recognised on a straight-line basis over that same term, in accordance with section 20 of FRS 102.

Financial liabilities and equity

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than the financial instrument's legal form.

Investment properties

Investment properties are carried at fair value determined annually by the members 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.

Hull Retail Limited

Notes forming part of the financial statements for the year ended 31 December 2019 (continued)

1 Accounting policies (continued)

Current and deferred taxation

The tax expense for the period comprises current and deferred tax. Tax is recognised in the income statement, except that a charge attributable to an item of income or 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 reporting date in the countries where the company's subsidiaries operate and generate taxable 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 the company anticipates to make sufficient taxable profits in the future to absorb the reversal of the underlying timing differences. Deferred tax balances are not discounted.

2 Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the members have made the following judgements:

- Determine whether there are indicators of impairment of the investment properties. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the asset, including assessment of the economic environment and location of the premises.

Other key sources of estimation uncertainty

Investment properties (note 6)

Investment properties are valued annually using a yield methodology. This uses market rental values capitalised at a market capitalisation rate but there is an inevitable degree of judgement involved in that each property is unique and value can only ultimately be reliably tested in the market itself. Key inputs into the valuations were:

- Annual rent per square foot: £5.66 to £20.32
- Yield rate: 8.5%

3 Turnover

Turnover is wholly attributable to the principal activity of the company and arises solely within the United Kingdom.

4 Operating profit

	2019 £	2018 £
This has been arrived at after charging:		
Fees payable to the Company's auditors in relation to:		
- Audit services	675	671
- Tax services	1,211	1,164
	<hr/>	<hr/>

All directors are remunerated from fellow group undertakings.

Hull Retail Limited

Notes forming part of the financial statements for the year ended 31 December 2019 (continued)

5 Taxation on profit on ordinary activities

	2019 £	2018 £
<i>UK corporation tax</i>		
Current tax	1,148	1,160
	<hr/>	<hr/>
Total current tax	1,148	1,160
<i>Deferred tax</i>		
Movement in period in relation to prior periods	-	-
	<hr/>	<hr/>
Total deferred tax	-	-
	<hr/>	<hr/>
Taxation on profit on ordinary activities	1,148	1,160
	<hr/>	<hr/>

The tax assessed for the year is higher (2018 – higher than) the standard rate of corporation tax in the UK. The differences are explained below:

	2019 £	2018 £
Profit on ordinary activities before tax	672	5,868
	<hr/>	<hr/>
Profit on ordinary activities at the standard rate of corporation tax in the UK of 19% (2018 – 19%)	128	1,115
Effects of: Expenses not deductible for tax purposes	1,020	45
	<hr/>	<hr/>
Current tax charge for the year	1,148	1,160
	<hr/>	<hr/>

6 Fixed assets

	Investment property £
At 1 January 2019	82,370
Revaluation	(5,370)
	<hr/>
At 31 December 2019	77,000
	<hr/>

The directors are of the opinion that the underlying share of the value of the investment properties stated above is not materially different to the open market value.

The Company's share of the historical cost of the investment property held at 31 December 2019 was £166,227 (2018 - £166,227).

Hull Retail Limited

Notes forming part of the financial statements for the year ended 31 December 2019 (continued)

7 Debtors

	2019 £	2018 £
Amounts due from related undertakings	103,458	95,530

All amounts shown under debtors fall due for payment within one year, are unsecured and interest free.

8 Creditors: amounts falling due within one year

	2019 £	2018 £
Corporation tax	1,154	1,166
Amounts due to related undertakings	191,749	188,754
Accruals	1,886	1,835
	194,789	191,755

9 Share capital

	Allotted, called up and fully paid 2019 £	2018 £
<i>Equity share capital</i>		
Ordinary shares of £1 each	2	2

10 Reserves

The company's capital and reserves are as follows:

Share Capital

Called up share capital represents the nominal value of the shares issued.

Profit and loss account

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

Hull Retail Limited

Notes forming part of the financial statements for the year ended 31 December 2019 *(continued)*

11 Related party transactions

During the year rent of £620 (2018 - £620) was received from Tapi Carpets & Floors Limited on normal commercial terms. Martin Harris, Peter Harris and Paul Jacobs are directors of Tapi Carpets & Floors Limited and Harris Ventures Limited, the ultimate holding company of one of the joint venture partners.

Worthing Retail LLP holds 99% of the units in the Hull Unit Trust and the remaining 1% are held by Hull Retail Limited. Included within debtors are amounts due from the Hull unit Trust of £103,458 (2018 - £95,530). Included within creditors are amounts due to Worthing Retail LLP of £191,749 (2018 - £188,754).

12 Ultimate controlling party

The company is controlled as a joint venture by Harris Ventures Limited and Ashflame Properties Limited.