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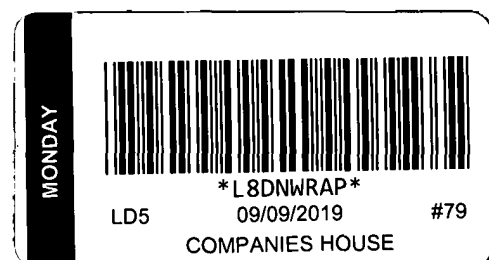
**BHE PROPERTY DEVELOPMENTS LIMITED**

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**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2018**



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**BHE PROPERTY DEVELOPMENTS LIMITED**

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**COMPANY INFORMATION**

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<b>Directors</b>	Rory W Gleeson James B Sunley
<b>Company secretary</b>	Sunley Securities Limited
<b>Registered number</b>	06222184
<b>Registered office</b>	20 Berkeley Square London W1J 6LH
<b>Accountants</b>	Haysmacintyre LLP 10 Queen Street Place London EC4R 1AG

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**BHE PROPERTY DEVELOPMENTS LIMITED**

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**BHE PROPERTY DEVELOPMENTS LIMITED**

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**DIRECTORS' REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2018**

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The directors present their report and the financial statements for the year ended 31 December 2018.

**Directors**

The directors who served during the year were:

Rory W Gleeson  
James B Sunley

**Directors' responsibilities statement**

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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 for the Company's financial statements and then apply them consistently;
- make judgments 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 to 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.

**Small companies note**

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 4th July 2019 and signed on its behalf.



**James B Sunley**  
Director

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**BHE PROPERTY DEVELOPMENTS LIMITED**

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**INCOME STATEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2018**

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The Company has not traded during the year or the preceding financial year. During these periods, the Company received no income and incurred no expenditure and therefore made neither profit or loss.

The notes on pages 4 to 6 form part of these financial statements.

**BHE PROPERTY DEVELOPMENTS LIMITED**  
**REGISTERED NUMBER:06222184**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2018**

	Note	2018 £	2017 £
<b>Fixed assets</b>			
Investments	3	1	1
		<u>1</u>	<u>1</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	4	83,315	83,315
		<u>83,315</u>	<u>83,315</u>
Creditors: amounts falling due within one year	5	(1)	(1)
		<u>(1)</u>	<u>(1)</u>
<b>Net current assets</b>		<u>83,314</u>	<u>83,314</u>
<b>Total assets less current liabilities</b>		<u>83,315</u>	<u>83,315</u>
<b>Net assets</b>		<u><u>83,315</u></u>	<u><u>83,315</u></u>
<b>Capital and reserves</b>			
Called up share capital		10	10
Profit and loss account		83,305	83,305
		<u>83,315</u>	<u>83,315</u>

For the year ended 31 December 2018 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the 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 were approved and authorised for issue by the board and were signed on its behalf on 4/7/19



**James B Sunley**  
Director

The notes on pages 4 to 6 form part of these financial statements.

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## **BHE PROPERTY DEVELOPMENTS LIMITED**

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

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#### **1. General information**

BHE Property Developments Limited is a limited liability company incorporated in England.

The registered office is 20 Berkeley Square, London, W1J 6LH.

The company was dormant throughout the year.

The financial statements are presented in Sterling (£).

#### **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.

##### **2.2 Valuation of investments**

Investments in subsidiaries are measured at cost less accumulated impairment.

##### **2.3 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.

##### **2.4 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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**BHE PROPERTY DEVELOPMENTS LIMITED**

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

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**3. Fixed asset investments**

	Investments in subsidiary companies £
<b>Cost or valuation</b>	
At 1 January 2018	1
At 31 December 2018	<u>1</u>

**4. Debtors**

	2018 £	2017 £
Amounts owed by group undertakings	83,315	83,315
	<u>83,315</u>	<u>83,315</u>

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

	2018 £	2017 £
Other creditors	1	1
	<u>1</u>	<u>1</u>



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**BHE PROPERTY DEVELOPMENTS LIMITED**

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

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**6. Controlling party**

The ultimate parent company is Sunley Family Limited. Sunley Family Limited is the head of the largest group of companies of which the company is a member that prepares group financial statements.

The smallest group of companies of which the company is a member, that prepares group financial statements, is headed by Sunley Holdings Limited.

Both Sunley Family Limited and Sunley Holdings Limited are registered in England and Wales.

Group financial statements for both Sunley Family Limited and Sunley Holdings Limited are available to the public, on payment of the appropriate fee, from the registrar of Companies at Companies House, Crown Way, Cardiff, CF14 3UZ.

The directors do not consider there to be an ultimate controlling party.