

TOYNBEE SECURITIES LIMITED

**UNAUDITED
FINANCIAL STATEMENTS**

**INFORMATION FOR FILING WITH THE REGISTRAR
FOR THE YEAR ENDED 31 DECEMBER 2021**



GSM&Co

Griffin Stone Moscrop & Co
CHARTERED ACCOUNTANTS & REGISTERED AUDITORS



TOYNBEE SECURITIES LIMITED
REGISTERED NUMBER:06316626

BALANCE SHEET
AS AT 31 DECEMBER 2021

	Note	2021 £	2020 £
Fixed asset			
Investment property	5	15,000,000	17,250,000
Current assets			
Debtors: amounts falling due after more than one year	6	48,838	281,848
Debtors: amounts falling due within one year	6	119,039	106,268
Cash at bank		607,429	515,804
		<u>775,306</u>	<u>903,920</u>
Creditors: amounts falling due within one year	7	(836,819)	(897,517)
Net current (liabilities)/assets		<u>(61,513)</u>	<u>6,403</u>
Total assets less current liabilities		<u>14,938,487</u>	<u>17,256,403</u>
Creditor: amount falling due after more than one year	8	(5,816,892)	(6,151,205)
Provision for liabilities			
Deferred tax		(1,948,800)	(1,908,600)
		<u>(1,948,800)</u>	<u>(1,908,600)</u>
Net assets		<u><u>7,172,795</u></u>	<u><u>9,196,598</u></u>
Capital and reserves			
Called up share capital	9	1	1
Profit and loss account		7,172,794	9,196,597
		<u><u>7,172,795</u></u>	<u><u>9,196,598</u></u>

TOYNBEE SECURITIES LIMITED
REGISTERED NUMBER:06316626

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2021

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 the Companies Act 2006.

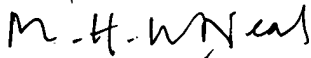
The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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 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 20 July 2022.



M H W Neal
Director

The notes on pages 3 to 9 form part of these financial statements.

TOYNBEE SECURITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

1. General information

Toynbee Securities Limited is a private company limited by shares, incorporated in the United Kingdom and registered in England and Wales, registered number 06316626. 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 Going concern

At 31 December 2021 the company had net current liabilities of £61,513, and £48,838 of its current assets fall due after more than one year of the balance sheet date. The company has received assurances from a fellow subsidiary company that it will provide any necessary funding in order for the company to meet its liabilities as they fall due. On the understanding that this support will continue for at least one year from the date on which these financial statements are approved, the directors consider it appropriate to prepare the financial statements on the going concern basis.

2.3 Revenue recognition

Revenue 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 rents receivable by the company in respect of the year.

2.4 Operating leases: the company as lessor

Rental income from operating leases is credited to profit or loss on a straight line basis over the lease term.

Amounts paid and payable as an incentive to sign an operating lease are recognised as a reduction to income over the lease term on a straight line basis unless another systematic basis is representative of the time pattern over which the lessor's benefit from the leased asset is diminished..

2.5 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount.

TOYNBEE SECURITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

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 profit or loss 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.

2.7 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 profit or loss.

2.8 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.

2.9 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.

2.10 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.

TOYNBEE SECURITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

2. Accounting policies (continued)

2.11 Provisions for liabilities

Provisions are made where an event has taken place that gives the company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the company becomes aware of the obligation, and are measured at the best estimate at the balance sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the balance sheet.

2.12 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 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 in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

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.

TOYNBEE SECURITIES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

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 (2020 - 0).

TOYNBEE SECURITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

5. Investment property

	Freehold investment property £
Valuation	
At 1 January 2021	17,250,000
Deficit on revaluation	(2,250,000)
At 31 December 2021	15,000,000

Toynbee Securities Limited's freehold property was valued on 31 December 2021 by an external valuer, Deloitte LLP. The valuation was in accordance with the Royal Institution of Chartered Surveyors (RICS) Valuation – Professional Standards as they apply in the UK (updated and amended in 2019) and the Global Standards (updated in 2020) which incorporates the International Valuation Standards (IVS), together with FRS 102 of UK GAAP, 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 each 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 assets, however the nature of 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 all the Fair Value figures 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 Philip Parnell 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 Philip Parnell has been signatory to the valuation;

- Deloitte or its predecessor partnership has been acting as Independent Valuers to St. Anselm Development Company Limited since September 2004;

TOYNBEE SECURITIES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
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5. Investment property (continued)

- In the 12 months to the end of December 2021, fees from St. Anselm Development Company Limited represented less than 5% of Deloitte LLP's total fee income and is therefore considered to be minimal in respect 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 properties.

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

	2021 £	2020 £
Historic cost	<u>6,712,645</u>	<u>6,712,645</u>

6. Debtors

	2021 £	2020 £
Due after more than one year		
Other debtors	<u>48,838</u>	<u>281,848</u>

	2021 £	2020 £
Due within one year		
Amounts owed by group companies	24,260	24,260
Other debtors	33,426	82,008
Prepayments	61,353	-
	<u>119,039</u>	<u>106,268</u>

7. Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditor	27,561	-
Amount owed to group company	416,590	349,768
Other creditors	135,075	486,214
Accruals and deferred income	257,593	61,535
	<u>836,819</u>	<u>897,517</u>

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8. Creditor: amount falling due after more than one year

	2021 £	2020 £
Amount owed to group company	<u>5,816,892</u>	<u>6,151,205</u>

The above only becomes payable on the disposal of the company's investment property and is considered unlikely to be repaid within 5 years of the balance sheet date.

9. Share capital

	2021 £	2020 £
Allotted, called up and fully paid		
1 (2020 - 1) Ordinary share of £1	<u>1</u>	<u>1</u>

10. Financial commitments

At 31 December 2021 the company had financial commitments as follows:

	2021 £	2020 £
Refurbishment expenditure contracted for but not provided in these financial statements	<u>54,998</u>	<u>-</u>