

REGISTERED NUMBER: 06381685 (England and Wales)

CARDIFF CITY APARTMENTS LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

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FOR THE YEAR ENDED 31 MARCH 2021

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CARDIFF CITY APARTMENTS LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2021

DIRECTOR: M Chegounchei

SECRETARY: Dr S Chegounchei

REGISTERED OFFICE: White Lodge
Ty Gwyn Avenue
Penylan
Cardiff
CF23 5JJ

REGISTERED NUMBER: 06381685 (England and Wales)

CARDIFF CITY APARTMENTS LIMITED (REGISTERED NUMBER: 06381685)**BALANCE SHEET**
31 MARCH 2021

	Notes	2021 £	£	2020 £	£
FIXED ASSETS					
Tangible assets	4		16,886		19,866
Investments	5		400		400
Investment property	6		<u>4,249,837</u>		<u>4,205,320</u>
			4,267,123		4,225,586
CURRENT ASSETS					
Debtors	7	572,719		599,132	
Cash at bank		<u>178,814</u>		<u>38,026</u>	
		751,533		637,158	
CREDITORS					
Amounts falling due within one year	8	<u>1,593,657</u>		<u>1,470,601</u>	
NET CURRENT LIABILITIES			<u>(842,124)</u>		<u>(833,443)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			3,424,999		3,392,143
CREDITORS					
Amounts falling due after more than one year	9		(3,017,905)		(3,074,908)
PROVISIONS FOR LIABILITIES	12		<u>(3,208)</u>		<u>(4,743)</u>
NET ASSETS			<u>403,886</u>		<u>312,492</u>

The notes form part of these financial statements

CARDIFF CITY APARTMENTS LIMITED (REGISTERED NUMBER: 06381685)

BALANCE SHEET - continued
31 MARCH 2021

	Notes	2021 £	£	2020 £	£
CAPITAL AND RESERVES					
Called up share capital	13		1		1
Retained earnings	14		<u>403,885</u>		<u>312,491</u>
SHAREHOLDERS' FUNDS			<u>403,886</u>		<u>312,492</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2021 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 21 December 2021 and were signed by:

M Chegounchei - Director

The notes form part of these financial statements

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

1. STATUTORY INFORMATION

Cardiff City Apartments Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Going concern

The financial statements have been prepared on a going concern basis which assumes that the company will continue in operational existence for the foreseeable future. In making his assessment, the director has reviewed the balance sheet, the likely future cashflows of the business and has considered the facilities that are available to the company along with his continued support.

The directors have considered the ongoing impact of Covid-19 on the operations of the entity and the entities ability to continue as a going concern. The directors have and continue to take a number of actions to financially safeguard the company and minimise the effects of the Covid 19.

At the date of approving the financial statements the Director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future and that the going concern basis of accounting remains appropriate. The directors continue to adopt the going concern basis of accounting in preparing the financial statements.

Significant judgements and estimates

In the application of the company's accounting policies, which are described in note 1, management is required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Investment properties - The fair value of investment properties involved the use of professional valuation techniques, which are reviewed annually by management. Where factors that could impact the fair value are identified, appropriate adjustments are made through the income statement.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

2. ACCOUNTING POLICIES - continued

Turnover

Turnover is measured at fair value of the consideration received or receivable less value added tax and discounts. The policies adopted for the recognition of turnover are as follow:

Rendering of services:

Turnover is recognised at the fair value of rent received or receivable in the normal course of business. Turnover generated from rentals is recognised in the period which it relates.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 15% on reducing balance

Tangible fixed assets are held for the companies own use and are stated at cost less accumulated depreciation and accumulated impairment losses.

At each balance sheet date, the company reviews the carrying amount of its tangible fixed assets to determine whether there is any indication that any items have suffered an impairment loss. If any such indication exists, the recoverable amount of an asset is estimated in order to determine the extent of the impairment loss, if any. Where it is not possible to estimate the recoverable amount of the asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Investment property

Investment properties are held to generate rental income and capital appreciation. Investment properties are initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Investment properties are subsequently remeasured at fair value. An assessment of investment property fair value is performed annually. Any changes in fair value are recognised in the income statement.

Deferred tax is recognised on any fair value changes at the rate that would apply to the sale of the investment property, unless the property has a limited useful life and is held as part of a business model to consume all of the economic benefits associated with it.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

2. ACCOUNTING POLICIES - continued

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Provisions

Provisions are recognised when the company has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefit will be required in settlement and the amount can be reliably estimated.

Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the assets cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

Cash and cash equivalents

Cash and cash equivalents are basic financial instruments and include cash in hand and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Financial instruments

The company has elected to apply the provisions of Section 11 "Basic Financial Instruments".

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument. Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

Basic financial assets

Basic financial assets, which include trade and other debtors, loans to related companies and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the financial asset is measured at the present value of the future receipts discounted at a market rate of interest.

Basic financial liabilities

Basic financial liabilities, including trade and other creditors, loans to related companies and bank loans are initially recognised at transaction price unless the arrangement constitutes a financial transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

2. ACCOUNTING POLICIES - continued

Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is a reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions are recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised with deferred income.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 (2020 - 1) .

4. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
COST	
At 1 April 2020 and 31 March 2021	<u>96,902</u>
DEPRECIATION	
At 1 April 2020	77,036
Charge for year	<u>2,980</u>
At 31 March 2021	<u>80,016</u>
NET BOOK VALUE	
At 31 March 2021	<u>16,886</u>
At 31 March 2020	<u>19,866</u>

5. FIXED ASSET INVESTMENTS

	Other investments £
COST	
At 1 April 2020 and 31 March 2021	<u>400</u>
NET BOOK VALUE	
At 31 March 2021	<u>400</u>
At 31 March 2020	<u>400</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**5. FIXED ASSET INVESTMENTS - continued**

The fixed asset investment relates to a 40% shareholding in Cardiff Cathedral Investments Limited, a company in which the director holds an interest. Cardiff Cathedral Investments Limited is a property development company with an issued share capital of 1,000 ordinary £1 shares.

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 April 2020	4,205,320
Additions	44,517
At 31 March 2021	<u>4,249,837</u>
NET BOOK VALUE	
At 31 March 2021	<u>4,249,837</u>
At 31 March 2020	<u>4,205,320</u>

Investment properties are initially recognised at cost which is deemed to be its fair value. The value of all properties are reviewed on an annual basis and are subsequently remeasured by the Director with reference to a rental yield calculation to determine its fair value.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade debtors	4,603	8,663
Other debtors	<u>568,116</u>	<u>590,469</u>
	<u>572,719</u>	<u>599,132</u>

There is no formal agreement between the company and its related party balances to repay their loans in more than one year. All the loans are repayable by demand and are shown at cost. The amounts shown in the accounts are at their carrying values.

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Bank loans and overdrafts (see note 10)	121,678	93,128
Trade creditors	1,180	1,816
Tax	21,777	47,351
Directors' current accounts	1,438,647	1,315,528
Accrued expenses	<u>10,375</u>	<u>12,778</u>
	<u>1,593,657</u>	<u>1,470,601</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021**9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2021	2020
	£	£
Bank loans (see note 10)	<u>3,017,905</u>	<u>3,074,908</u>

10. LOANS

An analysis of the maturity of loans is given below:

	2021	2020
	£	£
Amounts falling due within one year or on demand:		
Bank overdrafts	-	503
Bank loans	<u>121,678</u>	<u>92,625</u>
	<u>121,678</u>	<u>93,128</u>
Amounts falling due between two and five years:		
Bank loans	<u>3,017,905</u>	<u>3,074,908</u>

11. SECURED DEBTS

The following secured debts are included within creditors:

	2021	2020
	£	£
Bank loans	<u>3,139,583</u>	<u>3,167,533</u>

The mortgage and bank loans have been secured by fixed and floating charges held over the investment properties as noted on the balance sheet and contains a negative pledge. The directors consider that the carrying amounts of the mortgages and bank loans are approximate to their fair values.

12. PROVISIONS FOR LIABILITIES

	2021	2020
	£	£
Deferred tax	<u>3,208</u>	<u>4,743</u>
		Deferred tax
		£
Balance at 1 April 2020		4,743
Accelerated capital allowances		<u>(1,535)</u>
Balance at 31 March 2021		<u>3,208</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

13. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2021 £	2020 £
1	Ordinary	£1	<u>1</u>	<u>1</u>

14. RESERVES

	Retained earnings £
At 1 April 2020	312,491
Profit for the year	<u>91,394</u>
At 31 March 2021	<u>403,885</u>

15. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to a director subsisted during the years ended 31 March 2021 and 31 March 2020:

	2021 £	2020 £
M Chegounchei		
Balance outstanding at start of year	(1,315,528)	(1,025,757)
Amounts repaid	(123,119)	(289,771)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>(1,438,647)</u>	<u>(1,315,528)</u>

All amounts owed to the director are interest free and repayable on demand.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

16. RELATED PARTY DISCLOSURES

As at 31 March 2021 an amount of £510,132 was owed from Cardiff Cathedral Investments Limited (2020 - £486,131) a company under common control.

As at 31 March 2021 nothing was owed from Cardiff Bay Estates Construction Limited (2020 - £70,000) a company under common control.

As at 31 March 2021 an amount of £79,819 was owed from Cardiff Bay Estates Limited (2020 - £52,000) a company under common control.

As at 31 March 2021 an amount of £8,000 was owed to JNR Property Development Limited (2020 - £8,000) a company under common control.

As at 31 March 2021 nothing was owed to the JNR Property Management Limited (2020 - £770) a company under common control.

As at 31 March 2021 an amount of £13,835 was owed to JNR Developers Limited (2020 - £8,893) a company under common control.

All amounts due to and from the company are interest free and considered repayable on demand.

Included in outsourced labour costs is £12,389 (2020 - £13,279) of costs for work carried out on the property portfolio of the company by JNR Developers Limited.

Included in property management fees is £45,655 (2020 - £53,377) of commission and agency fees for managing the property portfolio of the company from JNR Property Management Limited.

17. ULTIMATE CONTROLLING PARTY

The controlling party is M Chegounchei.

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.