

REGISTERED NUMBER: 06383552 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

FOR

FARLEIGH PROPERTIES LIMITED

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for the year ended 31 December 2018

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FARLEIGH PROPERTIES LIMITED

COMPANY INFORMATION

for the year ended 31 December 2018

DIRECTORS:

David Reed
Montague East Limited
C E Potter
D M Byrom

SECRETARY:

David Reed

REGISTERED OFFICE:

c/o Thorne Lancaster Parker
4th Floor, Venture House
27/29 Glasshouse Street
London
London
W1B 5DF

REGISTERED NUMBER:

06383552 (England and Wales)

STATEMENT OF FINANCIAL POSITION
31 December 2018

	Notes	2018 £	£	2017 £	£
FIXED ASSETS					
Property, plant and equipment	4		55,801		64,737
Investment property	5		<u>27,722,420</u>		<u>27,430,416</u>
			27,778,221		27,495,153
CURRENT ASSETS					
Debtors	6	15,015		14,043	
Cash at bank and in hand		<u>97,532</u>		<u>247,630</u>	
		112,547		261,673	
CREDITORS					
Amounts falling due within one year	7	<u>18,005,015</u>		<u>17,820,548</u>	
NET CURRENT LIABILITIES			<u>(17,892,468)</u>		<u>(17,558,875)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			9,885,753		9,936,278
PROVISIONS FOR LIABILITIES	9		<u>1,769,232</u>		<u>1,769,232</u>
NET ASSETS			<u>8,116,521</u>		<u>8,167,046</u>
CAPITAL AND RESERVES					
Called up share capital			20,010		20,010
Share premium			3,160,319		3,160,319
Retained earnings			<u>4,936,192</u>		<u>4,986,717</u>
SHAREHOLDERS' FUNDS			<u>8,116,521</u>		<u>8,167,046</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2018 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and 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.
- (b)

STATEMENT OF FINANCIAL POSITION - continued
31 December 2018

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 Statement of Comprehensive Income has not been delivered.

The financial statements were approved by the Board of Directors on 11 September 2019 and were signed on its behalf by:

David Reed - Director

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2018**

1. STATUTORY INFORMATION

Farleigh Properties 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.

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 as modified by the revaluation of certain assets.

As described in the balance sheet the company has total net current liabilities of £17,892,468 of which £17,894,582 is owed to the parent undertaking. Accordingly the company is dependant upon the continued support of the parent undertaking in order to meet its day to day working capital requirements.

The parent undertaking has indicated that it will continue its support for a period of at least one year from the approval date of these financial statements and will not request repayment at the detriment of the company. On this basis the directors consider it appropriate to prepare the financial statements on a going concern basis.

If the company were unable to continue in operational existence for the foreseeable future, adjustments would have to be made to reduce the balance sheet values of assets to their recoverable amounts, and to provide for further liabilities that might arise, and to reclassify fixed assets and long-term liabilities as current assets and liabilities.

Turnover

Turnover consists of rents receivable from letting property in the ordinary course of business.

Tangible fixed assets

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

Plant and machinery	- 20% on cost
Fixtures and fittings	- 20% on cost
Motor vehicles	- 25% on cost
Office equipment	- 20% on cost

Investment property

Investment properties are revalued annually and any surplus or deficit is dealt with through profit and loss. No depreciation is provided in respect of investment properties. Investment property includes assets under construction.

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 December 2018

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.

Pension costs and other post-retirement benefits

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2018

2. ACCOUNTING POLICIES - continued

Financial instruments

The Company has chosen to adopt Sections 11 and 12 of FRS102 in respect of financial instruments.

Financial assets

Basic financial assets, including trade and other receivables, cash and bank balances are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Such assets are subsequently carried at amortised cost using the effective interest rate method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the future cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the profit and loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not been recognised. The impairment reversal is recognised in the profit and loss.

Other financial assets are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in the profit and loss, except that equity investments that are not publically traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Financial assets are derecognised when the contractual rights to the cash flows from the asset expire or are settled or substantially all the risks and rewards of ownership are transferred to another party, or control is transferred to another party.

Financial liabilities

Basic financial liabilities, including trade and other payables and loans are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

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

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down.

Trade payables are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

Going concern

The Company meets its day to day working capital requirements through its loan facilities. After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. The Company therefore continues to adopt the going concern basis in preparing its financial statements.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2018

2. ACCOUNTING POLICIES - continued

Cash & cash equivalents

Cash and cash equivalents includes cash in hand, deposits held at call with banks and other short term highly liquid investments with original maturities of three months or less.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 6 (2017 - 7) .

4. PROPERTY, PLANT AND EQUIPMENT

	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Office equipment £	Totals £
COST					
At 1 January 2018	118,571	41,312	25,510	19,080	204,473
Additions	11,115	1,331	-	-	12,446
At 31 December 2018	<u>129,686</u>	<u>42,643</u>	<u>25,510</u>	<u>19,080</u>	<u>216,919</u>
DEPRECIATION					
At 1 January 2018	68,111	32,844	21,810	16,971	139,736
Charge for year	15,711	2,440	2,328	903	21,382
At 31 December 2018	<u>83,822</u>	<u>35,284</u>	<u>24,138</u>	<u>17,874</u>	<u>161,118</u>
NET BOOK VALUE					
At 31 December 2018	<u>45,864</u>	<u>7,359</u>	<u>1,372</u>	<u>1,206</u>	<u>55,801</u>
At 31 December 2017	<u>50,460</u>	<u>8,468</u>	<u>3,700</u>	<u>2,109</u>	<u>64,737</u>

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2018	27,430,416
Additions	<u>292,004</u>
At 31 December 2018	<u>27,722,420</u>
NET BOOK VALUE	
At 31 December 2018	<u>27,722,420</u>
At 31 December 2017	<u>27,430,416</u>

Fair value at 31 December 2018 is represented by:

	£
Valuation in 2013	3,723,440
Valuation in 2014	5,122,722
Cost	<u>18,876,258</u>
	<u>27,722,420</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2018

5. INVESTMENT PROPERTY - continued

If investment property had not been revalued it would have been included at the following historical cost:

	2018	2017
	£	£
Cost	18,876,258	18,584,254

Fair value of investment properties have been appraised internally by the directors of the company.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Trade debtors	-	2,643
Other debtors	-	296
Prepayments and accrued income	15,015	11,104
	<u>15,015</u>	<u>14,043</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Trade creditors	11,795	186,309
Amounts owed to group undertakings	17,894,582	17,514,582
Social security and other taxes	3,567	4,907
Other creditors	254	11,664
Accruals and deferred income	94,817	103,086
	<u>18,005,015</u>	<u>17,820,548</u>

Amounts owed to group undertakings are interest free and have no fixed date for repayment.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 December 2018

8. FINANCIAL INSTRUMENTS

	2018 £	2017as restated £
Financial assets that are debt instruments measured at amortised cost		
Trade debtors	-	2,643
Other debtors	-	296
	<u>-</u>	<u>2,939</u>

	2018 £	2017as restated £
Financial liabilities that are debt instruments measured at amortised cost		
Trade creditors	11,796	186,309
Amounts owed to related undertaking	17,894,582	17,514,582
Other creditors	254	11,664
Accruals	8,567	16,836
	<u>17,915,199</u>	<u>17,729,391</u>

9. PROVISIONS FOR LIABILITIES

	2018 £	2017 £
Deferred tax	<u>1,769,232</u>	<u>1,769,232</u>
		Deferred tax £
Balance at 1 January 2018		<u>1,769,232</u>
Balance at 31 December 2018		<u>1,769,232</u>

10. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

David Reed is a director of the company and during the year he was charged £4,800 in respect of rent for one of the company properties. At the balance sheet date he owed £nil in respect of the above.

11. RELATED PARTY DISCLOSURES

Platinum Management Holdings Limited

At the balance sheet date, the company owed its parent company, Platinum Management Holdings Limited £17,894,582 by way of a loan. The loan is unsecured, interest free and has no fixed date for repayment.

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.