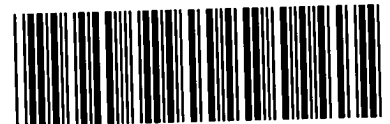


Company Registration No. 06390861 (England and Wales)

**NOVED INVESTMENT TWO LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE PERIOD ENDED**  
**31 DECEMBER 2016**  
**PAGES FOR FILING WITH REGISTRAR**

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COMPANIES HOUSE

# NOVED INVESTMENT TWO LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	P J Tolhurst W E F Samuel A D Chambers P G Hirst
<b>Secretary</b>	W E F Samuel
<b>Company number</b>	06390861
<b>Registered office</b>	Third Floor Marlborough House Victoria Road South Chelmsford Essex CM1 1LN
<b>Accountants</b>	RSM UK Tax and Accounting Limited Chartered Accountants Marlborough House Victoria Road South Chelmsford Essex CM1 1LN

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**NOVED INVESTMENT TWO LIMITED****STATEMENT OF FINANCIAL POSITION****AS AT 31 DECEMBER 2016**

	Notes	2016 £	£	2016 £	£
<b>Fixed assets</b>					
Investment properties	3		460,000		400,000
<b>Current assets</b>					
Debtors	4	52,244		168,950	
Cash at bank and in hand		42,248		399,050	
		<u>94,492</u>		<u>568,000</u>	
<b>Creditors: amounts falling due within one year</b>	5	<u>(493,604)</u>		<u>(446,759)</u>	
<b>Net current (liabilities)/assets</b>			(399,112)		121,241
<b>Total assets less current liabilities</b>			60,888		521,241
<b>Provisions for liabilities</b>			(8,908)		-
<b>Net assets</b>			<u>51,980</u>		<u>521,241</u>
<b>Capital and reserves</b>					
Called up share capital	6		100		100
Fair value reserve	7		51,092		-
Profit and loss reserves			788		521,141
<b>Total equity</b>			<u>51,980</u>		<u>521,241</u>

The directors of the company have elected not to include a copy of the income statement within the financial statements.

For the financial period ended 31 December 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies and 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 financial statements.

These financial statements have been prepared and delivered 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 18/5/17 and are signed on its behalf by:

  
P J Tolhurst  
Director

  
A D Chambers  
Director

# NOVED INVESTMENT TWO LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2016

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### 1 Accounting policies

#### Company information

Noved Investment Two Limited is a private company limited by shares incorporated in England and Wales. The registered office is Third Floor, Marlborough House, Victoria Road South, Chelmsford, Essex, CM1 1LN.

#### Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

#### First time adoption of FRS 102

These financial statements are the first financial statements of Noved Investment Two Limited prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102). The financial statements of Noved Investment Two Limited for the period ended 13 May 2016 were prepared in accordance with previous FRSE 2015.

Some of the FRS 102 recognition, measurement, presentation and disclosure requirements and accounting policy choices differ from previous FRSE 2015. Consequently, the directors have amended certain accounting policies to comply with FRS 102. The directors have also taken advantage of certain exemptions from the requirements of FRS 102 permitted by FRS 102 Chapter 35 'Transition to this FRS'.

The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

#### Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future given the ongoing support from its parent company. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

#### Turnover

Turnover represents amounts receivable from sale of property and ground rents, excluding VAT.

#### Investment properties

Investment properties are initially measured at cost, which includes the purchase cost and any directly attributable expenditure and are subsequently measured at fair value whilst a reliable measure of fair value is available without undue cost or effort. Changes in fair value are recognised in the Income Statement.

#### Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

# NOVED INVESTMENT TWO LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE PERIOD ENDED 31 DECEMBER 2016

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#### 1 Accounting policies (Continued)

##### **Financial instruments**

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its 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, 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.

##### **Impairment of financial assets**

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

##### **Derecognition of financial assets**

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

##### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

##### **Basic financial liabilities**

Basic financial liabilities, including trade and other creditors and loans from fellow group companies, 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 payments discounted at a market rate of interest.

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

##### **Derecognition of financial liabilities**

Financial liabilities are derecognised when, and only when, the company's contractual obligations are discharged, cancelled, or they expire.

##### **Equity instruments**

Equity instruments issued by the company are recorded at the fair value of proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

# NOVED INVESTMENT TWO LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 DECEMBER 2016

### 1 Accounting policies (Continued)

#### Taxation

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current and deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on the net basis or to realise the asset and settle the liability simultaneously.

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting period.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

For non-depreciable assets measured using the revaluation model and investment properties measured at fair value (except investment property with a limited useful life held by the company to consume substantially all of its economic benefit), deferred tax is measured using the tax rates and allowances that apply to the sale of the asset or property.

#### Stock and work in progress

Work in progress represents property held for development and is valued at the lower of cost and net realisable value.

Property development costs include all related bank fees and loan interest incurred to the date of completion of the development.

### 2 Employees

There were no employees in the current or prior period.

### 3 Investment property

	2016 £
<b>Fair value</b>	
At 14 May 2016	400,000
Fair value gain	60,000
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At 31 December 2016	460,000
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# NOVED INVESTMENT TWO LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 DECEMBER 2016

### 3 Investment property (Continued)

Investment property comprises a long leasehold reversion interest. The fair value of the investment property has been arrived at on the basis of a valuation carried out by the directors, on the basis of recent offers received for the property and by reference to market evidence of transaction prices for similar properties.

### 4 Debtors

	2016 £	2016 £
<b>Amounts falling due within one year:</b>		
Trade debtors	32,500	60,277
Other debtors	19,744	108,673
	<u>52,244</u>	<u>168,950</u>

### 5 Creditors: amounts falling due within one year

	2016 £	2016 £
Trade creditors	10,034	-
Amounts due to group undertakings	321,860	-
Other creditors	161,710	446,759
	<u>493,604</u>	<u>446,759</u>

### 6 Called up share capital

	2016 £	2016 £
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
97 Ordinary of £1 each	97	97
3 B Ordinary of £1 each	3	3
	<u>100</u>	<u>100</u>

Ordinary shares have full voting, dividend and capital distribution rights.

B Ordinary shares have no voting or dividend rights and only have a capital right to repayment at par.

### 7 Fair value reserve

	2016 £	2016 £
At 14 May 2016	-	-
Net fair value gains on investment properties	51,092	-
	<u>51,092</u>	<u>-</u>
At 31 December 2016	<u>51,092</u>	<u>-</u>

# **NOVED INVESTMENT TWO LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 DECEMBER 2016**

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### **8 Parent company**

Noved Investment One Limited is the immediate and ultimate parent company and is registered in England and Wales.