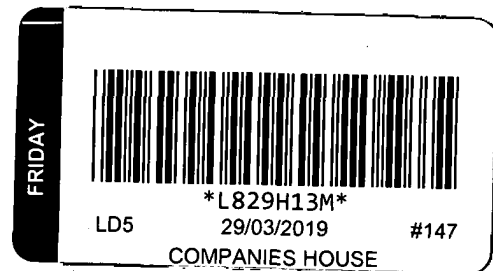


LEDBURY ROAD LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018
PAGES FOR FILING WITH REGISTRAR



LEDBURY ROAD LIMITED

COMPANY INFORMATION

Directors	W B Todd S L Todd
Secretary	W Kirby
Company number	6418331
Registered office	30 City Road London EC1Y 2AB
Auditor	Arram Berlyn Gardner LLP 30 City Road London EC1Y 2AB

LEDBURY ROAD LIMITED

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LEDBURY ROAD LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2018

	Notes	2018 £	£	2017 £	£
Fixed assets					
Investment properties	4	16,435,000		15,100,000	
Current assets					
Debtors	5	3,326,069		3,370,489	
Cash at bank and in hand		247,122		246,113	
		3,573,191		3,616,602	
Creditors: amounts falling due within one year	6	(12,022,570)		(4,121,200)	
Net current liabilities		(8,449,379)		(504,598)	
Total assets less current liabilities		7,985,621		14,595,402	
Creditors: amounts falling due after more than one year	7	-		(8,000,000)	
Provisions for liabilities		(809,473)		(736,721)	
Net assets		7,176,148		5,858,681	
Capital and reserves					
Called up share capital	9	100		100	
Investment property revaluation reserve		6,756,871		5,500,934	
Profit and loss reserves		419,177		357,647	
Total equity		7,176,148		5,858,681	

The directors of the company have elected not to include a copy of the income statement within the 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 27/3/2019 and are signed on its behalf by:

W B Todd
Director

Company Registration No. 6418331

LEDBURY ROAD LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2018

1 Accounting policies

Company information

Ledbury Road Limited is a private company limited by shares and is incorporated and domiciled in England. The principal place of business is First Floor, 103 Portobello Road, London W11 2QB.

1.1 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 modified to include investment properties at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The financial statements have been prepared on a going concern basis even though at the balance sheet date the company's current liabilities exceeded its current assets by £8,449,379.

The directors consider the going concern basis to be appropriate because, in their opinion, the company will continue to obtain sufficient funding from connected companies under common control, to enable it to pay its debts as they fall due.

1.3 Turnover

Turnover represents rent receivable from letting of investment properties. Rent receivable from tenants is measured at fair value. Rental income is recognised in the period to which it arises on an accrual basis and in accordance with the terms of the lease.

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the income statement.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

The fair value model is determined by the directors with the benefit of professional 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.

1.5 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand.

LEDBURY ROAD LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2018

1 Accounting policies

(Continued)

1.6 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 in the company's statement of financial position 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 debtors 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 transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

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 creditors, bank loans and loans from connected 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. Financial liabilities classified as payable within one year are not amortised.

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

1.7 Equity instruments

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

1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

LEDBURY ROAD LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2018

1 Accounting policies

(Continued)

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

Investment properties

Investment properties are measured at fair value with any movement in valuation at the year-end being taken to profit or loss. The directors have made key assumptions with the benefit of professional external valuers in the determination of the value of an investment property. The valuation was arrived at by reference to market evidence of transaction prices of similar properties in its location, together with a review of property rental yields.

LEDBURY ROAD LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2018

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was 2 (2017 - 2).

4 Investment property

	2018 £
Fair value	
At 1 July 2017	15,100,000
Additions	6,311
Revaluations	1,328,689
At 30 June 2018	<u>16,435,000</u>

No depreciation is provided for on these investment properties.

On a historical cost basis these would have been included at an original cost of £8,868,656 (2017 - £8,862,345).

5 Debtors

	2018 £	2017 £
Amounts falling due within one year:		
Trade debtors	1,793	-
Other debtors	3,324,276	3,370,489
	<u>3,326,069</u>	<u>3,370,489</u>

6 Creditors: amounts falling due within one year.

	2018 £	2017 £
Bank loans and overdrafts	8,000,000	-
Corporation tax	14,433	16,022
Other creditors	4,008,137	4,105,178
	<u>12,022,570</u>	<u>4,121,200</u>

As at 30 June 2018, bank loans totalling £8 million were secured by fixed and floating charges over the assets owned by the company.

LEDBURY ROAD LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2018

7 Creditors: amounts falling due after more than one year

	2018 £	2017 £
Bank loans and overdrafts	-	8,000,000

8 Provisions for liabilities

	2018 £	2017 £
Deferred tax liabilities	809,473	736,721

9 Called up share capital

	2018 £	2017 £
Ordinary share capital Issued and fully paid 100 Ordinary shares of £1 each	100	100
	100	100

10 Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.
The senior statutory auditor was Paul Berlyn FCA.
The auditor was Arram Berlyn Gardner LLP.

11 Events after the reporting date

On 5 February 2019, the company's bankers agreed a new £10,630,750 loan for a 5 year term. The new loan will replace the existing loan disclosed in note 6.

12 Related party transactions

Transactions with related parties

During the year the company entered into the following transactions with related parties:

	Loan interest	
	2018 £	2017 £
Other related parties	152,000	160,000

LEDBURY ROAD LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2018

12 Related party transactions

(Continued)

The following amounts were outstanding at the reporting end date:

	2018 £	2017 £
Amounts due to related parties		
Other related parties	3,859,159	3,962,777

The following amounts were outstanding at the reporting end date:

	2018 £	2017 £
Amounts due from related parties		
Other related parties	3,322,465	3,368,943

Director's guarantees

The director W T Todd has provided a personal guarantee up to £8m to the company's banker, DB UK Bank Limited, in respect of the secured bank loans described in note 6. On 5 February 2019, the personal guarantee went up to £10.6m following the newly agreed bank loan.