

Company No: 07305337

**HOMEGROUND MANAGEMENT LIMITED**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2015**



**Homeground Management Limited**

**Report and Financial Statements  
For the year ended 31 December 2015**

**Contents**

	<b>Page</b>
Report of the Directors	1
Statement of Directors' Responsibilities	2
Independent Auditors' Report	3
Profit and Loss Account	4
Balance Sheet	5
Notes forming part of the financial statements	6 – 10

**Homeground Management Limited****Directors**

J S Aumonier  
The Hon W W Astor  
R J Sherry

**Company Secretary**

Cornhill Secretaries Ltd

**Registered Office**

5 Market Yard Mews, 194-204 Bermondsey Street, London SE1 3TQ

**Company number**

07305337

**Auditors**

Moore Stephens LLP  
150 Aldersgate Street, London EC1A 4AB

**Report of the Directors**

The directors present their report together with the audited financial statements for the year ended 31 December 2015.

**Results and Dividends**

The results for the year are shown on page 4.

The directors do not recommend the payment of a dividend for the year (2014: £nil).

**Principal Activity**

The company's principal activity is the management of property. The directors expect to continue with the company's principal activity for the coming year.

**Directors' Confirmation**

Each of the directors who is a director at the time when the report is approved confirms that:

- (a) so far as each director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- (b) each director has taken all the steps that ought to have been taken as a director, in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information.

This report has been prepared in accordance with the small companies regime of the Companies Act 2006.

By Order of the Board



W.W. Astor  
Director

## **Homeground Management Limited**

### **Statement of Directors' Responsibilities**

The directors are responsible for preparing the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# **Independent Auditors' Report to the Members of Homeground Management Limited**

We have audited the financial statements of Homeground Management Limited for the year ended 31 December 2015 which are set out on pages 4 to 10. The financial reporting framework that has been applied in their preparation is applicable law and Financial Reporting Standard for Smaller Entities (effective January 2015) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

## **Respective responsibilities of directors and auditor**

As explained more fully in the Statement of Directors' Responsibilities set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

## **Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Directors' report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

## **Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2015 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

## **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

## **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.



Mark Ayres, Senior Statutory Auditor  
For and on behalf of Moore Stephens LLP, Statutory Auditor  
150 Aldersgate Street  
London  
EC1A 4AB

Dated: 28 September 2016

# Homeground Management Limited

## Profit and Loss Account For the year ended 31 December 2015

	<u>Note</u>	<u>2015</u> £	<u>2014</u> £
<b>Turnover</b>	2	2,927,751	2,693,463
Administrative expenses		<u>(2,494,713)</u>	<u>(2,051,694)</u>
<b>Operating Profit</b>	3	433,038	641,769
Taxation	5	<u>(98,699)</u>	<u>(138,634)</u>
<b>Profit for the Year</b>	10	<u>334,339</u>	<u>503,135</u>

All amounts relate to continuing activities.

There are no other recognised gains or losses in the year.

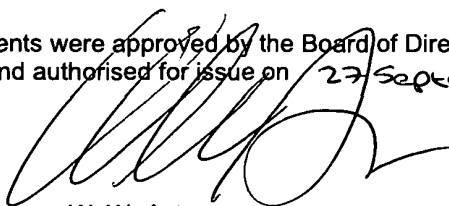
## Homeground Management Limited

**Balance Sheet**  
**at 31 December 2015**

	<u>Note</u>	<u>2015</u>		<u>2014</u>	
		£	£	£	£
<b>Fixed Assets</b>					
Tangible assets	6		21,450		16,027
<b>Current Assets</b>					
Debtors	7	589,661		1,747,526	
Cash at bank		<u>1,655,770</u>		<u>580,461</u>	
		2,245,431		2,327,987	
<b>Creditors: amounts falling due within one year</b>	8	<u>(1,022,926)</u>		<u>(1,434,398)</u>	
<b>Net Current Assets</b>			<u>1,222,505</u>		<u>893,589</u>
<b>Net Assets</b>			<u>1,243,955</u>		<u>909,616</u>
<b>Capital and Reserves</b>					
Called up share capital	9		1,000		1,000
Profit and loss account			<u>1,242,955</u>		<u>908,616</u>
<b>Shareholders' Funds</b>	10		<u>1,243,955</u>		<u>909,616</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime of the Companies Act 2006.

The financial statements were approved by the Board of Directors  
and authorised for issue on 27 September 2016



W. W. Astor  
Director

# Homeground Management Limited

## Financial Statements for the year ended 31 December 2015

### Notes

#### 1. Accounting Policies

##### (a) Basis of preparation

The financial statements have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

##### (b) Turnover

Turnover from the provision of property management services and ancillary fees is recognised in the period the service is provided.

##### (c) Tangible fixed assets

Tangible fixed assets are stated at cost less depreciation. Depreciation on the computer equipment is provided at 33% per annum on a straight line basis in order to write off each asset over its expected useful life.

##### (d) Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation. Deferred tax is not provided on timing differences arising from the revaluation of fixed assets in the financial statements.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse. Deferred tax assets and liabilities are not discounted.

##### (e) Client bank accounts

The company operates designated client bank accounts. These accounts do not represent funds of the company and so the deposits are not recognised in the company's balance sheet. See note 12 for details of the balances held.

#### 2. Turnover

	<u>2015</u> £	<u>2014</u> £
Management fees	1,535,072	1,017,900
Acquisition fees	305,031	1,293,906
Ancillary fees	<u>1,087,648</u>	<u>381,657</u>
	<u>2,927,751</u>	<u>2,693,463</u>

Turnover is wholly attributable to the principal activity of the company and arises solely within the United Kingdom.



## Financial Statements for the year ended 31 December 2015

## Notes (Continued)

## 3. Operating Profit

The operating profit is stated after charging:

	<u>2015</u> £	<u>2014</u> £
Depreciation of owned tangible assets	11,503	16,913
Auditors' remuneration - audit fees	12,500	11,000
- tax compliance fees	5,000	2,133
- payroll services	<u>2,750</u>	<u>-</u>

## 4. Staff Costs

	<u>2015</u> £	<u>2014</u> £
Wages and salaries	1,014,861	560,609
Social security costs	<u>101,413</u>	<u>64,114</u>
	<u>1,116,274</u>	<u>624,723</u>

The average number of persons employed by the company during the year in administration and operations was 20 (2014: 13).

Directors' remuneration charged to two directors in the year included emoluments of £120,000 (2014: £50,000).

## 5. Taxation

	<u>2015</u> £	<u>2014</u> £
UK corporation tax charge	98,699	138,956
Over provision from prior period	<u>-</u>	<u>(322)</u>
	<u>98,699</u>	<u>138,634</u>

## Financial Statements for the year ended 31 December 2015

## Notes (Continued)

## 6. Tangible Assets

	Computer Equipment £
Cost	
At 1 January 2015	95,660
Additions	16,926
At 31 December 2015	<u>112,586</u>
Depreciation	
At 1 January 2015	79,633
Charge for the year	11,503
At 31 December 2015	<u>91,136</u>
Net book value	
At 31 December 2015	<u>21,450</u>
At 31 December 2014	<u>16,027</u>

## 7. Debtors

	<u>2015</u> £	<u>2014</u> £
Trade debtors	411,579	1,508,267
Other debtors	-	1,500
Prepayments and accrued income	178,082	237,759
	<u>589,661</u>	<u>1,747,526</u>

## 8. Creditors: amounts falling due within one year

	<u>2015</u> £	<u>2014</u> £
Trade creditors	96,332	18,709
Amounts due to a related undertaking	10,265	17,671
Corporate taxation	42,550	94,925
Other creditors	86,200	274,316
Accruals and deferred income	787,579	1,028,777
	<u>1,022,926</u>	<u>1,434,398</u>

The amount due to a related undertaking is with Long Harbour Limited, a company under common control. Also included in accruals is an amount of £nil (2014: £250,878) due to the company.

# Homeground Management Limited

## Financial Statements for the year ended 31 December 2015

### Notes (Continued)

#### 9. Called Up Share Capital

	<u>2015</u> £	<u>2014</u> £
Allotted, issued and fully paid 1,000 ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>

#### 10. Reconciliation of Movements in Shareholders' Funds

	<u>2015</u> £	<u>2014</u> £
Opening shareholders' funds	909,616	406,481
Profit for the year	<u>334,339</u>	<u>503,135</u>
Closing shareholders' funds	<u>1,243,955</u>	<u>909,616</u>

#### 11. Related Party Transactions

The company charged the following management, acquisition and ancillary fees to related party undertakings during the year:

	<u>2015</u> £	<u>2014</u> £
Adriatic Land 3 Limited and subsidiaries	367,936	88,243
Adriatic Land 4 Limited	<u>87,357</u>	<u>-</u>
	<u>455,293</u>	<u>88,243</u>

During the year, costs of £828,727 (2014: £248,759) were recharged by Long Harbour Limited to the company relating to service fees. The company also incurred costs of £80,735 (2014: £nil) to Longevity Partners Limited relating to advisory and consultancy fees.

The following amounts included in trade debtors and accrued income are due from related party undertakings:

	<u>2015</u> £	<u>2014</u> £
Adriatic Land 3 Limited	8,293	88,243
Adriatic Land 4 Limited	<u>87,357</u>	<u>-</u>

The following amount included in trade creditors and accruals are due to related party undertakings:

Longevity Partners Limited	<u>71,081</u>	<u>-</u>
----------------------------	---------------	----------

All related party transactions noted above were undertaken when the companies were under common control.

**Financial Statements for the year ended 31 December 2015**

**Notes (Continued)**

**12. Client Bank Accounts**

The client operates 55 (2014: 50) client money bank accounts. As at 31 December 2015, the total balance of these accounts was £5,984,165 (2014: £8,083,330).

**13. Ultimate Controlling Party**

The company's parent company is Long Harbour Residential Freehold Limited.

In the opinion of the directors, there is no one controlling party at the balance sheet date.