

Company registration number: 07405235

UNAUDITED FINANCIAL
STATEMENTS
FOR THE PERIOD ENDED
31 OCTOBER 2018

RURAL HOUSING TRUST
LIMITED



MENZIES
BRIGHTER THINKING

RURAL HOUSING TRUST LIMITED

COMPANY INFORMATION

Directors	C M Hobden N K Ford
Registered number	07405235
Registered office	54 Weymouth Street London W1G 6NU
Accountants	Menzies LLP Chartered Accountants Lynton House 7-12 Tavistock Square London WC1H 9LT

RURAL HOUSING TRUST LIMITED

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RURAL HOUSING TRUST LIMITED

REGISTERED NUMBER:07405235

STATEMENT OF FINANCIAL POSITION AS AT 31 OCTOBER 2018

	Note	31 October 2018 £	30 September 2017 £
Fixed assets			
Tangible assets	4	7,457,222	7,224,732
		<u>7,457,222</u>	<u>7,224,732</u>
Current assets			
Debtors: amounts falling due within one year	5	30,197	39,765
Cash at bank and in hand		9,521	22,543
		<u>39,718</u>	<u>62,308</u>
Creditors: amounts falling due within one year	6	(908,082)	(747,337)
Net current liabilities		<u>(868,364)</u>	<u>(685,029)</u>
Total assets less current liabilities		<u>6,588,858</u>	<u>6,539,703</u>
Provisions for liabilities			
Deferred tax	7	(1,045,999)	(1,045,999)
		<u>(1,045,999)</u>	<u>(1,045,999)</u>
Net assets		<u>5,542,859</u>	<u>5,493,704</u>
Capital and reserves			
Allotted, called up and fully paid share capital	9	250,010	250,010
Capital redemption reserve		55,200	55,200
Profit and loss account		5,237,649	5,188,494
		<u>5,542,859</u>	<u>5,493,704</u>

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the period in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

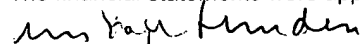
The Company has opted not to file the statement of income and retained earnings in accordance with provisions applicable to companies subject to the small companies' regime.

RURAL HOUSING TRUST LIMITED

REGISTERED NUMBER:07405235

STATEMENT OF FINANCIAL POSITION (CONTINUED) AS AT 31 OCTOBER 2018

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



C M Hobden
Director

Date: 16/01/2019

The notes on pages 3 to 7 form part of these financial statements.

RURAL HOUSING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 OCTOBER 2018

1. General information

Rural Housing Trust Limited is a private limited company, limited by shares, incorporated in England and Wales under the Companies Act 2006. The address of the registered office can be found on the company information page.

The accounts are prepared in GBP which is the functional currency of the company.

This accounting period was extended to thirteen months to align it with companies under common control. As a result of the extension of the accounting period, the comparative amounts presented in the financial statements (including the related notes) are not entirely comparable.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Shared ownership investment properties

Investment properties are shown at their fair value, based on the net present value of the future rental income stream from the property, excluding the capital value of unsold interest on the basis that it is the company's policy not to dispose of further property. Changes in fair value are recognised in the Statement of Income and Retained Earnings.

2.3 Assets in the course of construction

Assets in the course of construction are included in the balance sheet at the cost and impairment will be considered when the assets are transferred to an appropriate fixed asset category on completion.

2.4 Revenue

Turnover represents income (excluding value added tax) from the sale of shared ownership houses and rental income.

RURAL HOUSING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 OCTOBER 2018

2. Accounting policies (continued)

2.5 Current and deferred taxation

The tax expense for the period comprises current and deferred tax. Tax is recognised in the Statement of Income and Retained Earnings, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of Financial Position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

2.6 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.7 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.8 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of Income and Retained Earnings in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Statement of Financial Position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of Financial Position.

RURAL HOUSING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 OCTOBER 2018

2. Accounting policies (continued)

2.9 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

2.10 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

3. Employees

The average monthly number of employees during the period was 0 (2017 - 0).

4. Tangible fixed assets

	Shared Ownership investment Properties £	Assets in the course of construction £	Total £
Cost or valuation			
At 1 November 2017	6,863,343	361,389	7,224,732
Additions	1,224,250	377,489	1,601,739
Disposals	(1,224,250)	(144,999)	(1,369,249)
At 31 October 2018	<u>6,863,343</u>	<u>593,879</u>	<u>7,457,222</u>
Net book value			
At 31 October 2018	<u>6,863,343</u>	<u>593,879</u>	<u>7,457,222</u>
At 31 October 2017	<u>6,863,343</u>	<u>361,389</u>	<u>7,224,732</u>

The company's interest in shared ownership properties was valued by the directors, who are members of RICS (Royal Institution of Chartered Surveyors), as at 31 October 2018. The valuation is based on the future rental potential of the shared ownership properties by discounting expected future rental cashflows back to a present value at a rate of 5%.

The historical cost of investment properties at the balance sheet date was £710,407 (2017: £710,407).

When an occupier of a shared ownership property wants to sell their share, the company purchases it back and resells it immediately to a new occupier; the disposals shown in the above table are not as a result of a change in the company's underlying share of the shared ownership investment properties.

RURAL HOUSING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 OCTOBER 2018

5. Debtors

	31 October 2018 £	30 September 2017 £
Trade debtors	28,519	37,069
Other debtors	1,678	2,696
	<u>30,197</u>	<u>39,765</u>

6. Creditors: Amounts falling due within one year

	31 October 2018 £	30 September 2017 £
Trade creditors	28,801	50,140
Corporation tax	15,961	11,371
Other creditors	863,320	685,826
	<u>908,082</u>	<u>747,337</u>

7. Deferred taxation

	31 October 2018 £
At beginning of year	(1,045,999)
At end of year	<u>(1,045,999)</u>

The provision for deferred taxation is made up as follows:

	31 October 2018 £	30 September 2017 £
Revaluation of investment property	(1,045,999)	(1,045,999)
	<u>(1,045,999)</u>	<u>(1,045,999)</u>

RURAL HOUSING TRUST LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 OCTOBER 2018

8. Contingencies

The company owns a part share in 443 dwellings. Where the occupier's share in a property is financed by a mortgage, the company would theoretically be liable for any losses arising from default leading to repossession of shared properties. A reliable estimate of any potential liability in relation to this cannot be made.

The company has never been called upon to make good losses incurred by mortgage lenders, and no repossessions have taken place in the year.

9. Share capital

	31 October 2018 £	30 September 2017 £
Allotted, called up and fully paid		
10 (2017 - 10) Ordinary shares of £1.00 each	10	10
250,000 (2017 - 250,000) 8% Preference shares of £1.00 each	250,000	250,000
	<hr/>	<hr/>
	250,010	250,010
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