

**Company Registration No. 07972648 (England and Wales)**

**LANDCOM (GREATER LONDON) LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 APRIL 2017**  
**PAGES FOR FILING WITH REGISTRAR**

# LANDCOM (GREATER LONDON) LIMITED

## COMPANY INFORMATION

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|                          |  |
|--------------------------|--|
| <b>Directors</b>         | G Simpson<br>V Goldstein   |
| <b>Company number</b>    | 07972648   |
| <b>Registered office</b> | 249 Cranbrook Road<br>Ilford<br>Essex<br>IG1 4TG                 |
| <b>Accountants</b>       | Tish Leibovitch<br>249 Cranbrook Road<br>Ilford<br>Essex IG1 4TG |

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# LANDCOM (GREATER LONDON) LIMITED

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# LANDCOM (GREATER LONDON) LIMITED

## BALANCE SHEET

AS AT 30 APRIL 2017

|   | Notes | 2017<br>£       | £                    | 2016<br>£          | £                    |
|---|-------|-----------------|----------------------|--------------------|----------------------|
| <b>Current assets</b>                                 |       |                 |                      |                    |                      |
| Stocks  |       | -               |                      | 3,538,043          |                      |
| Debtors   | 2     | 7,502           |                      | 11,064             |                      |
| Cash at bank and in hand                              |       | 48,680          |                      | 307                |                      |
|   |       | <u>56,182</u>   |                      | <u>3,549,414</u>   |                      |
| <b>Creditors: amounts falling due within one year</b> | 3     | <u>(32,074)</u> |                      | <u>(3,525,067)</u> |                      |
| <b>Net current assets</b>                             |       |                 | 24,108               |                    | 24,347               |
|   |       |                 | <u><u>24,108</u></u> |                    | <u><u>24,347</u></u> |
| <b>Capital and reserves</b>                           |       |                 |                      |                    |                      |
| Called up share capital                               | 4     |                 | 2                    |                    | 2                    |
| Profit and loss reserves                              |       |                 | 24,106               |                    | 24,345               |
|   |       |                 | <u>24,108</u>        |                    | <u>24,347</u>        |
| <b>Total equity</b>                                   |       |                 | <u><u>24,108</u></u> |                    | <u><u>24,347</u></u> |

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 30 April 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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

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.

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 4 January 2018 and are signed on its behalf by:

G Simpson  
**Director**

**Company Registration No. 07972648**

# LANDCOM (GREATER LONDON) LIMITED

## STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 APRIL 2017

|  | Share capital | Profit and<br>loss reserves | Total  |
|--|---------------|-----------------------------|--------|
| Notes  | £             | £                           | £      |
| Balance at 1 May 2015                              | 2             | 24,234                      | 24,236 |
| Year ended 30 April 2016:                          |               |                             |        |
| Profit and total comprehensive income for the year | -             | 111                         | 111    |
|  |               |                             |        |
| Balance at 30 April 2016                           | 2             | 24,345                      | 24,347 |
| Year ended 30 April 2017:                          |               |                             |        |
| Loss and total comprehensive income for the year   | -             | (239)                       | (239)  |
|  |               |                             |        |
| Balance at 30 April 2017                           | 2             | 24,106                      | 24,108 |

# LANDCOM (GREATER LONDON) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 30 APRIL 2017**

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### **1 Accounting policies**

#### **Company information**

Landcom (Greater London) Limited is a private company limited by shares incorporated in England and Wales. The registered office is 249 Cranbrook Road, Ilford, Essex, IG1 4TG.

#### **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 the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### **1.2 Turnover**

Turnover represents amounts receivable for the sale of properties net of VAT.

Sales are recognised on unconditional exchange of contract.

#### **1.3 Stocks**

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

#### **1.4 Cash and cash equivalents**

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### **1.5 Financial instruments**

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet 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.

# LANDCOM (GREATER LONDON) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2017

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### 1 Accounting policies

(Continued)

#### **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.

#### **Other financial assets**

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, 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 profit or loss, except that investments in equity instruments that are not publically traded and whose fair values cannot be measured reliably are measured at cost less impairment.

#### **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.

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 previously been recognised. The impairment reversal 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, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

#### **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.

# LANDCOM (GREATER LONDON) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2017

### 1 Accounting policies

(Continued)

#### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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. 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.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts 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 creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Other financial liabilities**

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Debt instruments that do not meet the conditions in FRS 102 paragraph 11.9 are subsequently measured at fair value through profit or loss. Debt instruments may be designated as being measured at fair value through profit or loss to eliminate or reduce an accounting mismatch or if the instruments are measured and their performance evaluated on a fair value basis in accordance with a documented risk management or investment strategy.

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

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

### 1.6 Equity instruments

Equity instruments issued by the company are recorded at the 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.

### 1.7 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 profit and loss account 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.



# LANDCOM (GREATER LONDON) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2017

### 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 profit and loss account, 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.

#### **1.8 Leases**

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

### 2 Debtors

|   | 2017         | 2016          |
|---|--------------|---------------|
|   | £            | £             |
| <b>Amounts falling due within one year:</b> |              |               |
| Corporation tax recoverable                 | -            | 3,562         |
| Other debtors                               | 7,502        | 7,502         |
|   | <u>7,502</u> | <u>11,064</u> |

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

|                              | 2017          | 2016             |
|------------------------------|---------------|------------------|
|                              | £             | £                |
| Corporation tax              | -             | 27               |
| Other creditors              | 30,888        | 3,523,915        |
| Accruals and deferred income | 1,186         | 1,125            |
|                              | <u>32,074</u> | <u>3,525,067</u> |

# LANDCOM (GREATER LONDON) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2017

### 4 Called up share capital

|   | 2017     | 2016     |
|---|----------|----------|
|   | £        | £        |
| Ordinary share capital<br>Issued and fully paid |          |          |
| 2 Ordinary shares of £1 each                    | 2        | 2        |
|   | <u>2</u> | <u>2</u> |

### 5 Related party transactions

#### Transactions with related parties

The following amounts were outstanding at the reporting end date:

|                                 | 2017          | 2016             |
|---------------------------------|---------------|------------------|
|                                 | £             | £                |
| Amounts owed to related parties |               |                  |
| Other related parties           | 30,888        | 2,559,484        |
|                                 | <u>30,888</u> | <u>2,559,484</u> |

No guarantees have been given or received.

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.