

Company Registration No. 09023531 (England and Wales)

**FERNTOWER PROPERTIES LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 MAY 2021**  
**PAGES FOR FILING WITH REGISTRAR**



**FERNTOWER PROPERTIES LIMITED****STATEMENT OF FINANCIAL POSITION****AS AT 31 MAY 2021**

	Notes	2021 £	£	2020 £	£
<b>Fixed assets</b>					
Investment properties	3		51,750		56,950
Investments	4		408,002		228,259
			<u>459,752</u>		<u>285,209</u>
<b>Current assets</b>					
Debtors	5	19,804		22,703	
Cash at bank and in hand		43,798		177,128	
		<u>63,602</u>		<u>199,831</u>	
<b>Creditors: amounts falling due within one year</b>	6	(3,350)		(2,800)	
<b>Net current assets</b>			<u>60,252</u>		<u>197,031</u>
<b>Total assets less current liabilities</b>			<u>520,004</u>		<u>482,240</u>
<b>Capital and reserves</b>					
Called up share capital			2		2
Profit and loss reserves			520,002		482,238
<b>Total equity</b>			<u>520,004</u>		<u>482,240</u>

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

For the financial year ended 31 May 2021, the company was entitled to exemption from audit under section 477 of the Companies Act 2006 (the Act) relating to small companies.

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 of the Act.

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 18/02/22 and are signed on its behalf by:

*AJCreedy*

A J Creedy  
Director

# FERNTOWER PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MAY 2021

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### 1 Accounting policies

#### Company information

Ferntower Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is Tangle Mere, New Road, Chilworth, Guildford, Surrey GU4 8LZ.

#### 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" 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 £1.

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

#### Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has access to adequate resources to continue in operational existence for a minimum period of at least twelve months from the date of approval of these financial statements. Therefore, the directors consider it appropriate that the financial statements are prepared on the going concern basis.

#### Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently, it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

#### Fixed asset investments

Listed investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in profit or loss. Transaction costs are expensed to profit or loss as incurred.

#### Cash and cash equivalents

Cash and cash equivalents are basic financial instruments 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.

#### 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 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.

# FERNTOWER PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2021

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### 1 Accounting policies (Continued)

#### **Basic financial assets**

Basic financial assets, which include trade and other 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 financial asset is measured at the present value of the future receipts discounted at a market rate of interest.

#### **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, 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.

#### **Equity instruments**

Equity instruments issued by the company are recorded at the fair value of 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.

#### **Taxation**

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 recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

#### **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.

# FERNTOWER PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2021

### 2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2021 Number	2020 Number
Total	2	2

### 3 Investment property

	2021 £
<b>Fair value</b>	
At 1 June 2020	56,950
Impairments	(5,200)
At 31 May 2021	51,750

Investment properties comprises the company's retained interest in the freehold of its former development property asset. The fair value of the investment property was arrived at on the basis of a valuation carried out by Clarke Gammon Wellers, Chartered Surveyors, who are not connected with the company. The valuation as at 31 May 2017 was made on an open market value basis and on the basis of the ground rent applicable in future years. This value has been updated by the directors as at 31 May 2021.

### 4 Fixed asset investments

	2021 £	2020 £
Other investments other than loans	408,002	228,259

#### Movements in fixed asset investments

	Investments other than loans £
<b>Cost or valuation</b>	
At 1 June 2020	228,259
Additions	140,510
Valuation changes	39,233
At 31 May 2021	408,002
<b>Carrying amount</b>	
At 31 May 2021	408,002
At 31 May 2020	228,259

# FERNTOWER PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2021

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### 5 Debtors

	2021 £	2020 £
<b>Amounts falling due within one year:</b>		
Other debtors	19,804	22,703
	<u>          </u>	<u>          </u>

Included within other debtors is an amount of £Nil owed by a director (2020: £2,290).

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

	2021 £	2020 £
Other creditors	3,350	2,800
	<u>          </u>	<u>          </u>