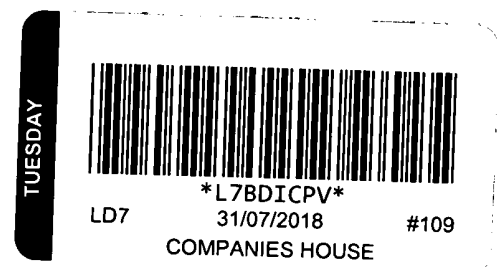


Prosperity Student Living Derby Limited

Unaudited Financial Statements

For Filing with Registrar

For the year ended 31 October 2017



Company Registration No. 09272090 (England and Wales)

Prosperity Student Living Derby Limited

Company Information

Directors	A. Gaskin M. Stares G. Barry E. Fowkes F. MacDonald
Company number	09272090
Registered office	71 Gloucester Place London W1U 8JW
Accountants	Kingston Smith LLP Devonshire House 60 Goswell Road London EC1M 7AD

Prosperity Student Living Derby Limited

Contents

	Page
Balance sheet	1
Statement of changes in equity	2
Notes to the financial statements	3 - 5

Prosperity Student Living Derby Limited

Balance Sheet

As at 31 October 2017

	Notes	2017 £	£	2016 £	£
Current assets					
Debtors	2	259,523		1,470,505	
Cash at bank and in hand		8,462		229,428	
		<u>267,985</u>		<u>1,699,933</u>	
Creditors: amounts falling due within one year	3	<u>(212,549)</u>		<u>(875,424)</u>	
Net current assets			<u>55,436</u>		<u>824,509</u>
Capital and reserves					
Called up share capital	4		100		100
Profit and loss reserves			<u>55,336</u>		<u>824,409</u>
Total equity			<u>55,436</u>		<u>824,509</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 31 October 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 31 July 2018 and are signed on its behalf by:



A. Gaskin
Director

Company Registration No. 09272090

Prosperity Student Living Derby Limited

Statement of Changes in Equity

For the year ended 31 October 2017

	Notes	Share capital £	Profit and loss reserves £	Total £
Balance at 1 November 2015		100	-	100
Year ended 31 October 2016:				
Profit and total comprehensive income for the year		-	1,402,943	1,402,943
Dividends		-	(578,534)	(578,534)
Balance at 31 October 2016		100	824,409	824,509
Year ended 31 October 2017:				
Loss and total comprehensive income for the year		-	(5,625)	(5,625)
Dividends		-	(763,448)	(763,448)
Balance at 31 October 2017		100	55,336	55,436

Prosperity Student Living Derby Limited

Notes to the Financial Statements

For the year ended 31 October 2017

1 Accounting policies

Company information

Prosperity Student Living Derby Limited is a private company limited by shares incorporated in England and Wales. The registered office is 71 Gloucester Place, London, W1U 8JW.

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 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 pound.

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

These financial statements for the year ended 31 October 2017 are the first financial statements of Prosperity Student Living Derby Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 November 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for services provided in the normal course of business, and is shown net of VAT and other sales related taxes.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that are recoverable.

1.3 Cash at bank and in hand

Cash at bank and in hand 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.

1.4 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.

Prosperity Student Living Derby Limited

Notes to the Financial Statements (Continued)

For the year ended 31 October 2017

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.

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, 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 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.

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.

1.5 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.

1.6 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.

Prosperity Student Living Derby Limited

Notes to the Financial Statements (Continued)

For the year ended 31 October 2017

2 Debtors

	2017 £	2016 £
Amounts falling due within one year:		
Corporation tax recoverable	592	-
Amounts due from group undertakings	242,072	-
Other debtors	16,859	1,470,505
	<u>259,523</u>	<u>1,470,505</u>

3 Creditors: amounts falling due within one year

	2017 £	2016 £
Trade creditors	20,400	15,316
Corporation tax	-	200,961
Other creditors	192,149	659,147
	<u>212,549</u>	<u>875,424</u>

4 Called up share capital

	2017 £	2016 £
Ordinary share capital		
Issued and fully paid		
100 Ordinary shares of £1 each	100	100
	<u>100</u>	<u>100</u>

5 Related party transactions

At the balance sheet date a net amount of £234,572 was owed to the company by companies under the directorship of E Fowkes, F Macdonald and G Barry. An amount of £6,311 was due from the company to London & UK Property Limited, a company under the directorship of A Gaskin and M Stares.