

FRESTON PROPERTY BARD LIMITED

COMPANY NUMBER 09891476 (ENGLAND AND WALES)

UNAUDITED FILLETED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2019



FRESTON PROPERTY BARD LIMITED

COMPANY INFORMATION

Directors

Mr R Clarkson
Mr C Cade
Mrs J Hawthorn
Mr S Dance

Company number

09891476

Registered office

3rd Floor
16 D'Arblay Street
London
England
W1F 8EA

Banker

HSBC Bank Plc
8 Canada Square
London
E14 5HQ

FRESTON PROPERTY BARD LIMITED

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FRESTON PROPERTY BARD LIMITED

BALANCE SHEET

AS AT 31 MARCH 2019

	Notes	2019 £	£	2018 £	£
Fixed assets					
Tangible assets	4	28,149,300		27,326,464	
Current assets					
Debtors	5	179,080		146,698	
Cash at bank and in hand		94,093		226,830	
		273,173		373,528	
Creditors: amounts falling due within one year	6	(185,788)		(512,761)	
Net current assets / (liabilities)		87,385		(139,233)	
Total assets less current liabilities		28,236,685		27,187,231	
Creditors: amounts falling due after more than one year	7	(27,649,900)		(26,849,900)	
Net assets		586,785		337,331	
Capital and reserves					
Share capital	8	112		112	
Profit and loss account		586,673		337,219	
Shareholder's funds		586,785		337,331	

For the year ended 31 March 2019, the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476.

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

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

In accordance with Section 444 of the Companies Act 2006, the income statement has not been delivered.

Approved by the Board and authorised for issue on 07/11/19

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Mrs S Dance

Director

Company Registration No. 09891476

FRESTON PROPERTY BARD LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

The principal accounting policies are summarised below. They have all been applied consistently throughout the current year and the preceding year.

1.1 Basis of accounting

Freston Property Bard Limited is a company incorporated in the United Kingdom under the Companies Act.

The company is a private Company limited by shares and is registered in England and Wales. The address of the company's registered office is shown at the beginning of these accounts.

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with Financial Reporting Standard 102 (FRS 102) Section 1A, and with the Companies Act 2006.

The functional currency of Freston Property Bard Limited is considered to be pounds sterling because that is the currency of the primary economic environment in which the company operates.

Freston Property Bard Limited meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it. Exemption has been taken in relation to the presentation of a cash flow statement.

1.2 Turnover

Turnover represents rental income received from investment properties during the course of the year. Rental income is deferred over the rental contract term and recognised on the date that it is receivable. Turnover is stated net of VAT and is wholly derived from the United Kingdom.

1.3 Tangible fixed assets

Tangible fixed assets represent investment property. Investment properties for which the fair value can be measured reliably without undue cost or effort on an ongoing basis are measured at fair value annually with any change recognised in the profit and loss account.

1.4 Taxation

Current tax, including UK corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the Balance sheet date.

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.

A net deferred tax asset is regarded as recoverable and therefore recognised only to the extent that, on the basis of all available evidence, 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 is measured at the average tax rates that are expected to apply in the periods in which the 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.

FRESTON PROPERTY BARD LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies (continued)

1.5 Wages and remuneration

The directors are not remunerated by the company and the company has no employees.

1.6 Going concern

In considering the appropriateness of the going concern basis the Board have reviewed the key risks and uncertainties to which they believe the company is exposed, the company's ongoing financial commitments and the availability of sufficient resources for the next twelve months and beyond.

The company meets its day to day working capital requirements using cash and loans from shareholders. The company's forecasts and projections, taking account of reasonably possible changes in trading performance, show that the company should be able to operate within the level of its current facility.

The directors therefore have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

1.7 Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

(i) Financial assets and liabilities

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

FRESTON PROPERTY BARD LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies (continued)

1.7 Financial instruments (continued)

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Debt instruments which meet the following conditions are subsequently measured at amortised cost using the effective interest method:

- a. The contractual return to the holder is (i) a fixed amount; (ii) a positive fixed rate or a positive variable rate; or (iii) a combination of a positive or a negative fixed rate and a positive variable rate.
- b. The contract may provide for repayments of the principal or the return to the holder (but not both) to be linked to a single relevant observable index of general price inflation of the currency in which the debt instrument is denominated, provided such links are not leveraged.
- c. The contract may provide for a determinable variation of the return to the holder during the life of the instrument, provided that (i) the new rate satisfies condition (a) and the variation is not contingent on future events other than (1) a change of a contractual variable rate; (2) to protect the holder against credit deterioration of the issuer; (3) changes in levies applied by a central bank or arising from changes in relevant taxation or law; or (ii) the new rate is a market rate of interest and satisfies condition (a).
- d. There is no contractual provision that could, by its terms, result in the holder losing the principal amount or any interest attributable to the current period or prior periods.
- e. Contractual provisions that permit the issuer to prepay a debt instrument or permit the holder to put it back to the issuer before maturity are not contingent on future events, other than to protect the holder against the credit deterioration of the issuer or a change in control of the issuer, or to protect the holder or issuer against changes in levies applied by a central bank or arising from changes in relevant taxation or law.
- f. Contractual provisions may permit the extension of the term of the debt instrument, provided that the return to the holder and any other contractual provisions applicable during the extended term satisfy the conditions of paragraphs (a) to (c).

Debt instruments that are classified as payable or receivable within one year on initial recognition and which meet the above conditions are measured at the undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

Commitments to make and receive loans which meet the conditions mentioned above are measured at cost (which may be nil) less impairment.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the Company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the Company, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

FRESTON PROPERTY BARD LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies (continued)

1.8 Impairment of assets

Assets, other than those measured at fair value, are assessed for indicators of impairment at each balance sheet date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss as described below.

Non-financial assets

An asset is impaired where there is objective evidence that, as a result of one or more events that occurred after initial recognition, the estimated recoverable value of the asset has been reduced. The recoverable amount of an asset is the higher of its fair value less costs to sell and its value in use. Where indicators exist for a decrease in impairment loss, the prior impairment loss is tested to determine reversal. An impairment loss is reversed on an individual impaired asset to the extent that the revised recoverable value does not lead to a revised carrying amount higher than the carrying value had no impairment been recognised.

Financial assets

For financial assets carried at amortised cost, the amount of impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate. For financial assets carried at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount that would be received for the asset if it were to be sold at the reporting date. Where indicators exist for a decrease in impairment loss, and the decrease can be related objectively to an event occurring after the impairment was recognised, the prior impairment loss is tested to determine reversal. An impairment loss is reversed on an individual impaired financial asset to the extent that the revised recoverable value does not lead to a revised carrying amount higher than the carrying value had no impairment been recognised.

2 Critical accounting judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, which are described in note 1, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Critical judgements in applying the company's accounting policies

Valuation of investment properties

The Company carries its investment property at fair value, with changes in fair value being recognised in profit or loss.

The investment property was acquired on 23 December 2016 and is recognised at cost. The Directors do not feel that there has been a significant movement in the fair value between the acquisition date and the year end of these accounts. As such these properties have not been revalued at the year end.

The Directors are of the opinion that there are no other critical accounting judgements or key sources of estimation uncertainty during the current or preceding year.

FRESTON PROPERTY BARD LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

3	Tax on profit on ordinary activities	2019 £	2018 £
	The tax charge comprises:		
	Current tax	58,514	68,805
	Total deferred tax	-	-
	Total tax on profit on ordinary activities	58,514	68,805
	Factors affecting the tax charge:		
	Profit on ordinary activities before tax	307,968	362,134
	Tax on profit on ordinary activities at standard UK corporation tax rate of 19% (2018: 19%)	58,514	68,805
	Current tax charge for year	58,514	68,805

4 Tangible fixed assets

	Investment Property £
Cost	
At 1 April 2018	27,326,464
Additions	822,836
At 31 March 2019	28,149,300
Net book value	
At 31 March 2019	28,149,300
At 31 March 2018	27,326,464

The Directors consider that there has been no significant movement in the fair value since the acquisition. The investment property was acquired on 23 December 2016 and is recognised at cost, as such these properties have not been revalued at the year end.

FRESTON PROPERTY BARD LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

5	Debtors	2019 £	2018 £
	Trade debtors	63,876	31,480
	Prepayments and accrued income	4,326	4,049
	Other debtors	110,878	61,418
	Other taxation and social security	-	49,751
		<u>179,080</u>	<u>146,698</u>

6	Creditors: amounts falling due within one year	2019 £	2018 £
	Trade creditors	35,666	231,725
	Other creditors	18,000	23,282
	Other taxation and social security	11,795	-
	Accruals and deferred income	61,813	188,949
	Corporation tax liability	58,514	68,805
		<u>185,788</u>	<u>512,761</u>

7	Creditors: amounts falling due after more than one year	2019 £	2018 £
	Loans	27,649,900	26,849,900
		<u>27,649,900</u>	<u>26,849,900</u>

No interest is charged on these loans and they have no fixed repayment date.

8	Share capital	2019 £	2018 £
	Allotted, called-up fully paid		
	1,000 A Ordinary shares of £0.10 each	100	100
	122 B Ordinary shares of £0.10 each	12	12
		<u>112</u>	<u>112</u>

FRESTON PROPERTY BARD LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

9 Control

The ultimate controlling parties of the company are Sir C Dunstone, Mr R Taylor, Mr C Cade, Mrs J Hawthorn, Mr S Dance and Mr R Clarkson. Sir C Dunstone, due to the size of his shareholding has significant influence over the company.

10 Post balance sheet events

There were no post balance sheet events identified that require adjustment to or disclosure within the financial statements.

11 Related party relationships and transactions

During the year the company was charged £10,000 net of VAT (2018 £7,500 net of VAT) by Student Castle Limited, for management services provided. Included in accruals at year end is an amount of £5,824 (2018: £5,798) accrued in respect of these management charges from Student Castle Limited. Student Castle Limited is a company controlled by Sir C Dunstone, Mr R Taylor, Mr C Cade, Mrs J Hawthorn, Mr S Dance and Mr R Clarkson, all of whom are the ultimate controlling parties of Freston Property Bard Limited.