

Company Registration No. 09996140 (England and Wales)

**BENTLEY DESIGNS INVESTMENTS LIMITED**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE PERIOD ENDED 30 SEPTEMBER 2017**

# **BENTLEY DESIGNS INVESTMENTS LIMITED**

## **COMPANY INFORMATION**

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**Directors** Mr AM Lalani  
Mrs C Donovan

**Company number** 09996140

**Registered office** Unit A1  
Symmetry Park  
Morrell Way  
Bicester  
Oxfordshire  
United Kingdom  
OX26 6GF

**Accountants** Hardy & Company  
Chartered Accountants  
860-862 Garratt Lane  
London  
England  
SW17 0NB

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# **BENTLEY DESIGNS INVESTMENTS LIMITED**

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# **BENTLEY DESIGNS INVESTMENTS LIMITED**

## **DIRECTORS' REPORT**

***FOR THE PERIOD ENDED 30 SEPTEMBER 2017***

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The directors present their annual report and financial statements for the Period ended 30 September 2017.

### **Principal activities**

The principal activity of the company continued to be that of letting and operating of own real estate. The company was incorporated on 9 February 2016 and started trading on 1 March 2016.

### **Directors**

The directors who held office during the Period and up to the date of signature of the financial statements were as follows:

Mr AM Lalani  
Mrs C Donovan

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board

Mr AM Lalani  
Director

29 June 2018

## **BENTLEY DESIGNS INVESTMENTS LIMITED**

### **CHARTERED ACCOUNTANTS ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF BENTLEY DESIGNS INVESTMENTS LIMITED FOR THE PERIOD ENDED 30 SEPTEMBER 2017**

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In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Bentley Designs Investments Limited for the Period ended 30 September 2017 which comprise the Profit And Loss Account, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Bentley Designs Investments Limited, as a body, in accordance with the terms of our engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Bentley Designs Investments Limited and state those matters that we have agreed to state to the Board of Directors of Bentley Designs Investments Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Bentley Designs Investments Limited and its Board of Directors as a body, for our work or for this report.

It is your duty to ensure that Bentley Designs Investments Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Bentley Designs Investments Limited. You consider that Bentley Designs Investments Limited is exempt from the statutory audit requirement for the Period.

We have not been instructed to carry out an audit or a review of the financial statements of Bentley Designs Investments Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

**Hardy & Company**  
Chartered Accountants  
860-862 Garratt Lane  
London  
SW17 0NB

29 June 2018

# BENTLEY DESIGNS INVESTMENTS LIMITED

## PROFIT AND LOSS ACCOUNT

*FOR THE PERIOD ENDED 30 SEPTEMBER 2017*

	period ended 30 September 2017 £	period ended 28 February 2017 £
Notes		
<b>Turnover</b>	-	(1)
Administrative expenses	(25,081)	(229)
<b>Operating loss</b>	(25,081)	(230)
Interest receivable and similar income	-	334
<b>(Loss)/profit before taxation</b>	(25,081)	104
Tax on (loss)/profit	-	-
<b>(Loss)/profit for the financial Period</b>	(25,081)	104

# BENTLEY DESIGNS INVESTMENTS LIMITED

## BALANCE SHEET

AS AT 30 SEPTEMBER 2017

	Notes	2017 £	2017 £	2017 £	2017 £
<b>Fixed assets</b>					
Tangible assets	2		2,639,500		2,639,500
<b>Current assets</b>					
Debtors	3	1		500,001	
Cash at bank and in hand		197		278	
		198		500,279	
<b>Creditors: amounts falling due within one year</b>	4	(2,664,674)		(3,139,674)	
<b>Net current liabilities</b>			(2,664,476)		(2,639,395)
<b>Total assets less current liabilities</b>			(24,976)		105
<b>Capital and reserves</b>					
Called up share capital	5		1		1
Profit and loss reserves			(24,977)		104
<b>Total equity</b>			(24,976)		105

For the financial Period ended 30 September 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 Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The member has not required the company to obtain an audit of its financial statements for the Period in question in accordance with section 476.

These financial statements have been prepared 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 29 June 2018 and are signed on its behalf by:

Mr AM Lalani  
Director

Mrs C Donovan  
Director

Company Registration No. 09996140

# BENTLEY DESIGNS INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 SEPTEMBER 2017

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### 1 Accounting policies

#### Company information

Bentley Designs Investments Limited is a private company limited by shares incorporated in England and Wales. The registered office is Unit A1, Symmetry Park, Morrell Way, Bicester, Oxfordshire, United Kingdom, OX26 6GF.

#### 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 Reporting period

The company's reporting period changed from 28 February to 30 September to have the year end in line with its related company Bentley Designs (UK) Limited. As such the comparative amounts presented in the financial statements (including the related notes) are not entirely comparable.

#### 1.3 Turnover

The company recognises revenue on an accruals basis, when the amount of revenue can be reliably measured and it is probable that future economic benefits will flow to the company. All amounts are shown net of any VAT.

Rental income, including fixed rental uplifts, is recognised in the income statement on a straight-line basis over the term of the lease. Lease incentives being offered to occupiers to enter into a lease, such as an initial rent-free period or a cash contribution to fit-out or similar costs, are an integral part of the net consideration for the use of the property and are therefore recognised on the same straight-line basis. Service charge income and management fees are recorded as income in the period in which they are earned.

#### 1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold buildings	2% on cost
Assets under construction	Not depreciated

Freehold land and assets in the course of construction are not depreciated.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.



# BENTLEY DESIGNS INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 30 SEPTEMBER 2017

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### 1 Accounting policies

(Continued)

#### 1.5 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### 1.6 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.

#### 1.7 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.

##### **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.

# BENTLEY DESIGNS INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 30 SEPTEMBER 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 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.

### 1.8 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.

### 2 Tangible fixed assets

#### **Land and buildings** **£**

#### **Cost**

At 1 March 2017 and 30 September 2017

2,639,500

#### **Depreciation and impairment**

At 1 March 2017 and 30 September 2017

-

#### **Carrying amount**

At 30 September 2017

2,639,500

At 28 February 2017

2,639,500

### 3 Debtors

2017

2017

#### **Amounts falling due within one year:**

£

£

Other debtors

1

500,001

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

2017

2017

£

£

Other creditors

2,664,674

3,139,674

## BENTLEY DESIGNS INVESTMENTS LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

*FOR THE PERIOD ENDED 30 SEPTEMBER 2017*

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5	Called up share capital	2017	2017
		£	£
	Ordinary share capital		
	Issued and fully paid		
	1 Ordinary Share of £1 each	1	1
		<hr/>	<hr/>
		1	1
		<hr/>	<hr/>

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.