

Registered number: 10668900

**CHARLFORD NO 2 LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2019**

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**CHARLFORD NO 2 LIMITED**

**COMPANY INFORMATION**

<b>Directors</b>	B Ackerman N Ackerman
<b>Registered number</b>	10668900
<b>Registered office</b>	113 Brent Street London NW4 2DX
<b>Independent auditors</b>	Wilder Coe Ltd Chartered Accountants and Statutory Auditors 1st Floor Sackville House 143-149 Fenchurch Street London EC3M 6BL

**CHARLFORD NO 2 LIMITED**

**CONTENTS**

	Page
<b>Balance Sheet</b>	<b>1</b>
<b>Notes to the Financial Statements</b>	<b>2 - 6</b>

CHARLFORD NO 2 LIMITED  
REGISTERED NUMBER: 10668900

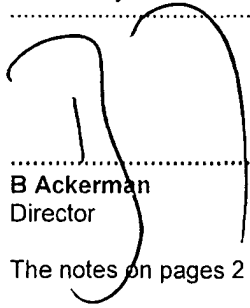
BALANCE SHEET  
AS AT 31 DECEMBER 2019

	Note	2019 £	2018 £
<b>Fixed assets</b>			
Investment properties	4	4,450,000	5,000,000
<b>Current assets</b>			
Debtors	5	5,254	1,305
Cash at bank and in hand		63,003	65,670
Creditors: amounts falling due within one year	6	(4,723,690)	(4,867,566)
<b>Net current liabilities</b>		<b>(4,655,433)</b>	<b>(4,800,591)</b>
<b>Total assets less current liabilities</b>		<b>(205,433)</b>	<b>199,409</b>
Provision for liabilities	7	(28,540)	(133,040)
<b>Net (liabilities)/assets</b>		<b>(233,973)</b>	<b>66,369</b>
<b>Capital and reserves</b>			
Allotted, called up and fully paid share capital		1	1
Profit and loss account	8	(233,974)	66,368
<b>Total equity</b>		<b>(233,973)</b>	<b>66,369</b>

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The Company has opted not to file the Directors' Report and the Profit and Loss Account in accordance with the provisions applicable to companies subject to the Small Companies' Regime, under section 444 of the Companies Act 2006.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 6th July 2020.

  
B Ackerman  
Director

The notes on pages 2 to 6 form part of these financial statements.

## CHARLFORD NO 2 LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

#### 1. Company information

Charlford No 2 Limited (Company number: 10668900) is a private company limited by shares, incorporated in England and Wales. The registered office is 113 Brent Street, London, NW4 2DX. The trading address is the same as the registered office.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The financial statements are prepared in GBP sterling, which is the functional currency of the Company. Monetary amounts in these financial statements are rounded to the nearest £ (GBP).

The Company has taken advantage of the exemption in the Financial Reporting Standard 102, Section 1A.7 from the requirement to produce a Statement of Cash Flows on the grounds that it is a small company.

The Company has taken advantage of the exemption in Financial Reporting Standard 102, Section 33.1A not to disclose transactions with group entities which are wholly owned by a member of the group.

The following principal accounting policies have been applied:

##### 2.2 Post-Balance Sheet events

The directors have considered the impact of the coronavirus pandemic on the Company. The Company's lender has agreed to waive the debt service cover covenant until the fourth quarter of 2020. It is too early to judge the medium and long-term effects of the Covid-19 pandemic on the UK real estate market generally, and on the Company in particular. The ultimate parent company has sufficient cash reserves available to ensure that the Company meets its anticipated financial commitments for the next year, in the event that the Company has a shortfall on rent collection. The directors consider it is appropriate to prepare the financial statements on the going concern basis.

##### 2.3 Turnover

Turnover comprises rental and other property related income exclusive of Value Added Tax.

Turnover in respect of rental income, lease premiums, insurance and other recharges of property related expenditure is recognised to the extent that it is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding Value Added Tax.

##### 2.4 Investment properties

Investment properties are carried at fair value determined annually by the directors on the basis of open market values for its current use. No depreciation is provided in relation to investment properties. Changes to fair value are recognised in the Statement of Income and Retained Earnings.

## CHARLFORD NO 2 LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

#### 2. Accounting policies (continued)

##### 2.5 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

##### 2.6 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 rate 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 when within one year are not amortised.

###### ***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 when 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.

###### ***Basic financial liabilities***

Basic financial liabilities, including creditors, bank loans and loans from fellow group companies, are initially recognised at transaction price.

Short-term creditors are measured at cost/ transaction price and not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

CHARLFORD NO 2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019

2. Accounting policies (continued)

2.7 Current and deferred taxation

The tax expense for the year comprises current and deferred tax.

The current corporation tax charge 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 and laws that have been enacted or substantively enacted by the Balance Sheet date.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

3. Employees

The average monthly number of employees, including directors, during the year was 2 (2018 - 2).

4. Investment properties

	Long leasehold property £
<b>Fair value</b>	
At 1 January 2019	5,000,000
Revaluations	(550,000)
At 31 December 2019	<u>4,450,000</u>

The fair value of investment property has been determined with reference to independent red book valuations and to valuations performed by one of the Company directors who is a chartered surveyor.

This property is charged as security against a loan taken out by the immediate parent company, Charlford Ltd.

CHARLFORD NO 2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019

5. Debtors

	2019 £	2018 £
Amount falling due within one year		
Prepayments and accrued income	5,254	1,305

6. Creditors: Amounts falling due within one year

	2019 £	2018 £
Trade creditors	10,702	14,601
Amounts owed to group undertakings	4,689,365	4,828,430
Other creditors	14,243	8,927
Accruals and deferred income	9,380	15,608
	<u>4,723,690</u>	<u>4,867,566</u>

7. Deferred taxation

	2019 £	2018 £
At beginning of year	133,040	131,477
Charged to profit and loss	(104,500)	1,563
At end of year	<u>28,540</u>	<u>133,040</u>

The provision for deferred taxation is made up as follows:

	2019 £	2018 £
Difference between purchase price and tax base cost on "no-gain, no loss" intra-group transfer	133,040	133,040
Revaluation of investment property	(104,500)	-
	<u>28,540</u>	<u>133,040</u>

The amount of net reversal of deferred tax expected to occur next year is dependant on any future fair value movements on investment properties.



CHARLFORD NO 2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019

8. Reserves

Profit & loss reserve

As at 31 December 2019 there were distributable reserves of negative £1,475,022 (2018: *negative* £1,070,180). The non-distributable component as at 31 December 2019 was positive £1,241,048 (2018: *positive* £1,136,548).

9. Parent company

The immediate parent undertaking is Charlford Ltd, a company registered in England and Wales.

The ultimate parent undertaking is Bana One Limited, a company registered in England and Wales.

Bana One Limited prepares group financial statements and copies can be obtained from 113 Brent Street, London, NW4 2DX.

10. Auditors' Information

The company was subject to an audit for the year ended 31 December 2019. The audit report issued by Mark Saunders BA FCA, as Senior Statutory Auditor of Wilder Coe Ltd, was issued with an unqualified opinion.