Registered number: 10668900

CHARLFORD NO 2 LIMITED

FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 DECEMBER 2017

CHARLFORD NO 2 LIMITED

COMPANY INFORMATION

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

CHARLFORD NO 2 LIMITED

CONTENTS

CHARLFORD NO 2 LIMITED
REGISTERED NUMBER: 10668900

BALANCE SHEET
AS AT 31 DECEMBER 2017

	Note		2017 £
Fixed assets			
Investment properties	4		5,000,000
Current assets			
Debtors	5	69,430	
Cash at bank and in hand		9,435	
		78,865	
Creditors: amounts falling due within one year	6	(5,041,755)	
Net current liabilities			(4,962,890)
Total assets less current liabilities			37,110
Deferred tax	7		(131,477)
Net liabilities			(94,367)
Capital and reserves			
Allotted, called up and fully paid share capital			1
Profit and loss account	8		(94,368)
Total equity			(94,367)

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 Profit and Loss Account in accordance with 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 ....28 June 2018

....

B Ackerman
Director

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

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2017

1. General 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.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention 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 following principal accounting policies have been applied:

2.2 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.

2.3 Investment properties

Investment properties are carried at fair value determined annually by either external valuers or by the directors. No depreciation is provided. Changes to fair value are recognized in the Statement of Income and Retained Earnings.

2.4 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. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2. Accounting policies (continued)

2.5 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.

2. Accounting policies (continued)

2.6 Current and deferred taxation

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

The current corporation tax charge is calculated on taxable profit for the period. 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 period was 2.

4. Investment properties

	Long Term Leasehold Property £
Fair value	
Additions	**5,000,000**
At 31 December 2017	**5,000,000**

The fair value of investment property has been determined with reference to an independent report that was completed in December 2017 by a third party professional valuer.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2017

5. Debtors

	2017
	£
Amounts falling due within one year	
Trade debtors	(4,147)
Amounts owed by group undertakings	66,642
Other debtors	4,659
Prepayments and accrued income	2,276
	69,430

6. Creditors: Amounts falling due within one year

	2017
	£
Trade creditors	24,009
Amounts owed to group undertakings	5,000,000
Other creditors	152
Accruals and deferred income	17,594
	5,041,755

7. Deferred taxation

	2017
	£
Charged to profit and loss	131,477
At end of period	131,477

The deferred taxation balance is made up as follows:

	2017
	£
Difference between purchase price and tax base cost on "no-gain, no loss" intra-group transfer	131,477

8. Reserves

As at 31 December 2017 there was positive distributable reserves of £37,109. The non-distributable component as at 31 December 2017 was negative £131,477.

9. Immediate and ultimate 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 2017. The audit report issued by Mark Saunders BA FCA, as senior statutory auditor of Wilder Coe Ltd, was issued with an unqualified opinon.