

Rowanwood Limited

Unaudited Financial Statements

For the year ended 31 March 2021

For Filing with Registrar

Company Registration No. 11397231 (England and Wales)

Rowanwood Limited

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Rowanwood Limited

Balance Sheet

As at 31 March 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Investment properties	4	53,570,123		53,419,652	
Current assets					
Debtors	5	193,499		850,317	
Cash at bank and in hand		1,125,424		776,967	
		<u>1,318,923</u>		<u>1,627,284</u>	
Creditors: amounts falling due within one year	6	<u>(54,519,029)</u>		<u>(54,677,021)</u>	
Net current liabilities		<u>(53,200,106)</u>		<u>(53,049,737)</u>	
Total assets less current liabilities		<u>370,017</u>		<u>369,915</u>	
Provisions for liabilities		<u>(185,837)</u>		<u>-</u>	
Net assets		<u><u>184,180</u></u>		<u><u>369,915</u></u>	
Capital and reserves					
Called up share capital		100		100	
Profit and loss reserves		184,080		369,815	
Total equity		<u><u>184,180</u></u>		<u><u>369,915</u></u>	

The director of the company has elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 March 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The director acknowledges her responsibilities for complying with the requirements of the Companies Act 2006 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.

Rowanwood Limited

Balance Sheet (Continued)

As at 31 March 2021

The financial statements were approved by the board of directors and authorised for issue on 30 March 2022 and are signed on its behalf by:

S Jenkins
Director

Company Registration No. 11397231

Rowanwood Limited

Notes to the Financial Statements

For the year ended 31 March 2021

1 Accounting policies

Company information

Rowanwood Limited is a private company limited by shares incorporated in England and Wales. The registered office is 146-148 Clerkenwell Road, 2nd Floor, London, United Kingdom, EC1R 5DG.

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 £.

The financial statements have been prepared under the historical cost convention, modified to include investment properties at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The company is dependent on the financial support of its parent entity Tallwood Investments Limited enabling the company to meet its liabilities as they fall due. The director is satisfied that this support will be given and will not be withdrawn within twelve months of the date of approval of these financial statements.

1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

Revenue comprises rent receivable recognised on properties held as investment properties. Any such income is recognised in the period to which it relates.

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

1.5 Cash and cash equivalents

Cash and cash equivalents 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.

1.6 Financial instruments

Basic financial instruments are held at cost. The company has no other financial instruments or basic financial instruments measured at fair value.

Rowanwood Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2021

1 Accounting policies

(Continued)

Fair value measurement of financial instruments

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.

Basic financial assets

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, 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.

1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.8 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.

Rowanwood Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2021

1 Accounting policies

(Continued)

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.9 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the director is required to make judgements, estimates and assumptions about the carrying amount 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

Investment properties

The company holds its investment properties at fair value. In order to arrive at this value, the company considers various factors including, the reports prepared by independent valuation experts, the location and condition of the properties, the occupancy rates, an appraisal of the current market environment and recent market transactions involving similar assets. The estimates and underlying assumptions are reviewed on an ongoing basis.

Rowanwood Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2021

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2021 Number	2020 Number
Total	-	-

4 Investment property

	2021 £
Fair value	
At 1 April 2020	53,419,652
Additions	150,471
At 31 March 2021	53,570,123

The fair value of the investment properties has been arrived at on the basis of a valuation carried out by the director. In valuing the properties the director has taken into consideration reports prepared by qualified surveyors and general market trends, as well as factors specific to individual properties.

The original cost of the investment properties is £53,570,123 (2020: £53,419,652).

5 Debtors

	2021 £	2020 £
Amounts falling due within one year:		
Trade debtors	20,917	557,180
Other debtors	172,582	293,137
	193,499	850,317

Rowanwood Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2021

6 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	37,538	10,876
Amounts owed to group undertakings	53,803,947	53,803,947
Taxation and social security	92,348	102,147
Other creditors	585,196	760,051
	<u>54,519,029</u>	<u>54,677,021</u>

The company has borrowed £53,803,947 (2020: £53,803,947) from its parent company. The loan is unsecured and bears interest at a rate linked to the market. The loan may be repaid at any time but on or before 31 March 2024.

7 Capital commitments

At the year end the company had a capital commitment amounting to £73,586 in relation to an investment property.

8 Parent company

The immediate and ultimate parent company of Rowanwood Limited is Tallwood Investments Limited, a company incorporated and registered in England and Wales.

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.