

**RAINBOW PROPERTIES LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

Rainbow Properties Limited
Unaudited Financial Statements
For The Year Ended 31 March 2021

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Rainbow Properties Limited
Company Information
For The Year Ended 31 March 2021

Director	Mr Guy Ziser
Secretary	Mrs Yael Toledano-Esptein
Company Number	02961916
Registered Office	1st Floor, 9 Hampstead West 224 Iverson Road West Hampstead London NW6 2HL
Accountants	Town & Forest Chartered Accountants First Floor, New Barnes Mill Cottonmill Lane St Albans AL1 2HA

Rainbow Properties Limited
Balance Sheet
As at 31 March 2021

Registered number: 02961916

		2021		2020	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	3		17,684,579		17,606,550
Investments	4		3,752,400		3,752,400
			<u>21,436,979</u>		<u>21,358,950</u>
CURRENT ASSETS					
Debtors	5	962,774		1,359,701	
Cash at bank and in hand		<u>35,923</u>		<u>31,340</u>	
			998,697		1,391,041
Creditors: Amounts Falling Due Within One Year	6	<u>(8,265,861)</u>		<u>(302,870)</u>	
NET CURRENT ASSETS (LIABILITIES)			<u>(7,267,164)</u>		<u>1,088,171</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>14,169,815</u>		<u>22,447,121</u>
Creditors: Amounts Falling Due After More Than One Year	7		<u>(1,041,417)</u>		<u>(9,178,000)</u>
PROVISIONS FOR LIABILITIES					
Deferred Taxation			<u>(2,246,546)</u>		<u>(2,010,068)</u>
NET ASSETS			<u>10,881,852</u>		<u>11,259,053</u>
CAPITAL AND RESERVES					
Called up share capital			20,000		20,000
Non-distributable reserve			11,494,984		11,731,463
Profit and Loss Account			<u>(633,132)</u>		<u>(492,410)</u>
SHAREHOLDERS' FUNDS			<u>10,881,852</u>		<u>11,259,053</u>

Rainbow Properties Limited
Balance Sheet (continued)
As at 31 March 2021

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

Director's responsibilities

- The member has not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.
- The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

Mr Guy Ziser

Director

6 August 2021

The notes on pages 4 to 8 form part of these financial statements.

Rainbow Properties Limited
Notes to the Financial Statements
For The Year Ended 31 March 2021

1. Accounting Policies

1.1. Basis of Preparation of Financial Statements

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

The presentation currency of the financial statements is the Pound Sterling (£).

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

1.2. Going Concern Disclosure

At 31 March 2021, the balance sheet showed net current liabilities of £7,267,164 (2020 - net current assets of £1,088,171) but net assets of £10,881,852 (2020 - £11,259,053). The director has given an undertaking to financially support the company for at least 12 months from the date of signature on the balance sheet. The situation will be reviewed after this time. On this basis, the director considers it appropriate to prepare the financial statements on a going concern basis.

1.3. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

Rendering of services

Turnover from the rendering of services represents gross rents received. Turnover is recognised over the period of rental.

1.4. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Motor Vehicles	25% on reducing balance
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1.5. Investment Properties

In accordance with the provisions of section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", investment properties are included at fair value. Gains are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

1.6. Leasing and Hire Purchase Contracts

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired under finance leases are depreciated over the shorter of the lease term and their useful lives. Assets acquired under hire purchase contracts are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company.

Obligations under such agreements are included in the creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the profit and loss account so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged to profit and loss account as incurred.

Rainbow Properties Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 March 2021

1.7. Taxation

Taxation expense represents the sum of the tax currently payable and deferred tax.

Taxation for the year comprises current and deferred tax. Tax is recognised in the income statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax recognised at the amount of tax payable 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 difference that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in the tax assessments in periods different from those in which they are recognised in the financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

1.8. Pensions

The company operates a defined pension contribution scheme. Contributions are charged to the profit and loss account as they become payable in accordance with the rules of the scheme.

1.9. Government Grant

Government grants are recognised in the profit and loss account in an appropriate manner that matches them with the expenditure towards which they are intended to contribute.

Grants for immediate financial support or to cover costs already incurred are recognised immediately in the profit and loss account.

All grants in the profit and loss account are recognised when all conditions for receipt have been complied with.

1.10. Trade debtors

Trade debtors are carried at original net invoice amount less an estimate for doubtful debtors. Bad debts are written off when identified. Specific provisions are made against debts whose recovery is considered doubtful.

1.11. Provisions and accruals

Provisions are recognised when there is a present legal or constructive obligation as a result of past events and the amount can be reliably estimated. Provisions are not recognised for future operating losses.

1.12. Fixed asset investments

Fixed asset investments are stated at cost less provision for permanent diminution in value.

2. Average Number of Employees

Average number of employees, including directors, during the year was as follows: 3 (2020: 3)

Rainbow Properties Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 March 2021

3. Tangible Assets

	Investment Properties	Motor Vehicles	Total
	£	£	£
Cost			
As at 1 April 2020	17,589,871	53,475	17,643,346
Additions	69,086	16,139	85,225
As at 31 March 2021	<u>17,658,957</u>	<u>69,614</u>	<u>17,728,571</u>
Depreciation			
As at 1 April 2020	-	36,796	36,796
Provided during the period	-	7,196	7,196
As at 31 March 2021	<u>-</u>	<u>43,992</u>	<u>43,992</u>
Net Book Value			
As at 31 March 2021	<u>17,658,957</u>	<u>25,622</u>	<u>17,684,579</u>
As at 1 April 2020	<u>17,589,871</u>	<u>16,679</u>	<u>17,606,550</u>

Included below are assets held under finance leases or hire purchase contracts with a net book value as follows:

	2021	2020
	£	£
Motor Vehicles	<u>24,252</u>	<u>14,851</u>
	<u>24,252</u>	<u>14,851</u>

The analysis of the cost or valuation of the above assets is as follows:

	Investment Properties	Motor Vehicles	Total
	£	£	£
As at 31 March 2021			
At cost	3,917,426	69,614	3,987,040
At valuation	13,741,531	-	13,741,531
	<u>17,658,957</u>	<u>69,614</u>	<u>17,728,571</u>
As at 1 April 2020			
At cost	3,848,340	53,475	3,901,815
At valuation	13,741,531	-	13,741,531
	<u>17,589,871</u>	<u>53,475</u>	<u>17,643,346</u>

In the opinion of the director, the market value of the properties at the balance sheet date was £17,658,957 on an open market basis.

Rainbow Properties Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 March 2021

4. Investments

	Unlisted £
Cost	
As at 1 April 2020	3,752,400
As at 31 March 2021	<u>3,752,400</u>
Provision	
As at 1 April 2020	-
As at 31 March 2021	<u>-</u>
Net Book Value	
As at 31 March 2021	<u>3,752,400</u>
As at 1 April 2020	<u>3,752,400</u>

5. Debtors

	2021 £	2020 £
Due within one year		
Trade debtors	43,221	17,960
Prepayments and accrued income	-	12,000
Other debtors	-	933
Amounts owed by associates	<u>919,553</u>	<u>1,328,808</u>
	<u>962,774</u>	<u>1,359,701</u>

6. Creditors: Amounts Falling Due Within One Year

	2021 £	2020 £
Net obligations under finance lease and hire purchase contracts	6,079	6,512
Trade creditors	1,947	25,685
Bank loans and overdrafts	8,131,837	160,234
Other taxes and social security	-	2,391
Other creditors	52,243	37,397
Tenants deposits	52,482	68,599
Accruals and deferred income	1,500	2,052
Amounts owed to associates	<u>19,773</u>	<u>-</u>
	<u>8,265,861</u>	<u>302,870</u>

7. Creditors: Amounts Falling Due After More Than One Year

	2021 £	2020 £
Net obligations under finance lease and hire purchase contracts	13,041	5,985
Bank loans	<u>1,028,376</u>	<u>9,172,015</u>
	<u>1,041,417</u>	<u>9,178,000</u>

Rainbow Properties Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 March 2021

8. Obligations Under Finance Leases and Hire Purchase

	2021	2020
	£	£
The maturity of these amounts is as follows:		
Amounts Payable:		
Within one year	6,079	6,512
Between one and five years	13,041	5,985
	<u>19,120</u>	<u>12,497</u>
	<u>19,120</u>	<u>12,497</u>

9. Provisions for Liabilities

	Deferred Tax
	£
As at 1 April 2020	2,010,068
Additions	236,478
Balance at 31 March 2021	<u>2,246,546</u>

10. Capital Commitments

	2021	2020
	£	£
At the end of the period	9,160,213	9,332,248

Santander UK plc, Mizrahi Tefahot Bank Limited and AIB Group (UK) p.l.c. hold fixed and floating charges over Rainbow Properties Limited. The floating charges cover all of the property or undertaking of the company. The charges also contain a negative pledge.

11. General Information

Rainbow Properties Limited is a private company, limited by shares, incorporated in England & Wales, registered number 02961916. The registered office is 1st Floor, 9 Hampstead West, 224 Iverson Road, West Hampstead, London, NW6 2HL.

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.