

Company Registration No. 00328211 (England and Wales)

BOROPEX HOLDINGS LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2019
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BOROPEX HOLDINGS LIMITED

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BOROPEX HOLDINGS LIMITED

BALANCE SHEET

AS AT 28 FEBRUARY 2019

	Notes	2019 £	£	2018 £	£
Fixed assets					
Tangible assets	3		18,214		27,777
Investments	4		40		40
			<u>18,254</u>		<u>27,817</u>
Current assets					
Stocks	5	10,030,940		9,965,140	
Debtors falling due after more than one year	6	6,118,438		6,118,438	
Debtors falling due within one year	6	12,191		53,372	
Cash at bank and in hand		58,161		54,224	
		<u>16,219,730</u>		<u>16,191,174</u>	
Creditors: amounts falling due within one year	7	<u>(371,593)</u>		<u>(512,148)</u>	
Net current assets			15,848,137		15,679,026
Total assets less current liabilities			<u>15,866,391</u>		<u>15,706,843</u>
Creditors: amounts falling due after more than one year	8		(3,119,378)		(3,180,000)
Net assets			<u><u>12,747,013</u></u>		<u><u>12,526,843</u></u>
Capital and reserves					
Called up share capital	10		126,695		126,695
Share premium account			16,017		16,017
Capital redemption reserve			180,259		180,259
Own shares			54,641		54,641
Profit and loss reserves			12,369,401		12,149,231
Total equity			<u><u>12,747,013</u></u>		<u><u>12,526,843</u></u>

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

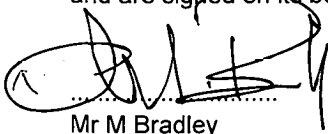
These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

BOROPEX HOLDINGS LIMITED

BALANCE SHEET (CONTINUED)

AS AT 28 FEBRUARY 2019

The financial statements were approved by the board of directors and authorised for issue on 16/11/2019 and are signed on its behalf by:



Mr M Bradley
Director

Company Registration No. 00328211

BOROPEX HOLDINGS LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 28 FEBRUARY 2019**

	Share capital £	Share premium account £	Capital redemption reserve £	Own shares £	Profit and loss reserves £	Total £
Balance at 1 March 2017	126,695	16,017	180,259	54,641	10,862,386	11,239,998
Year ended 28 February 2018:						
Profit for the year	-	-	-	-	386,845	386,845
Other comprehensive income:						
Actuarial gains on defined benefit plans	-	-	-	-	900,000	900,000
Total comprehensive income for the year	-	-	-	-	1,286,845	1,286,845
Balance at 28 February 2018	126,695	16,017	180,259	54,641	12,149,231	12,526,843
Year ended 28 February 2019:						
Profit and total comprehensive income for the year	-	-	-	-	220,170	220,170
Balance at 28 February 2019	126,695	16,017	180,259	54,641	12,369,401	12,747,013

BOROPEX HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 28 FEBRUARY 2019

1 Accounting policies

Company information

Boropex Holdings Limited is a private company limited by shares incorporated in England and Wales. The registered office is 66 Prescott Street, London, E1 8NN.

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. The principal accounting policies adopted are set out below.

1.2 Turnover

Turnover represents amounts receivable for rent received and services net of VAT, and sale of property, net of VAT.

Revenue from the sale of properties is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on completion of sale), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from services represents amounts receivable for rent net of VAT.

1.3 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:

Plant and machinery	10% reducing balance
Fixtures, fittings & equipment	10% reducing balance
Computer equipment	25% reducing balance

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.

1.4 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

BOROPEX HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

1 Accounting policies

(Continued)

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

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 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at the lower of replacement cost and cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

1.7 Cash at bank and in hand

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.

BOROPEX HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

1 Accounting policies

(Continued)

1.8 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.

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.

1.9 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.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

1.10 Taxation

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

BOROPEX HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

1 Accounting policies

(Continued)

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.

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.

1.11 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

The cost of providing benefits under defined benefit plans is determined separately for each plan using the projected unit credit method, and is based on actuarial advice.

The change in the net defined benefit liability arising from employee service during the year is recognised as an employee cost. The cost of plan introductions, benefit changes, settlements and curtailments are recognised as an expense in measuring profit or loss in the period in which they arise.

The net interest element is determined by multiplying the net defined benefit liability by the discount rate, taking into account any changes in the net defined benefit liability during the period as a result of contribution and benefit payments. The net interest is recognised in profit or loss as other finance revenue or cost.

Remeasurement changes comprise actuarial gains and losses, the effect of the asset ceiling and the return on the net defined benefit liability excluding amounts included in net interest. These are recognised immediately in other comprehensive income in the period in which they occur and are not reclassified to profit and loss in subsequent periods.

BOROPEX HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

1 Accounting policies

(Continued)

The net defined benefit pension asset or liability in the balance sheet comprises the total for each plan of the present value of the defined benefit obligation (using a discount rate based on high quality corporate bonds), less the fair value of plan assets out of which the obligations are to be settled directly. Fair value is based on market price information, and in the case of quoted securities is the published bid price. The value of a net pension benefit asset is limited to the amount that may be recovered either through reduced contributions or agreed refunds from the scheme.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 3 (2018 - 4).

3 Tangible fixed assets

	Plant and machinery	Fixtures, fittings & equipment	Computer equipment	Total
	£	£	£	£
Cost				
At 1 March 2018	6,542	16,882	24,114	47,538
Additions	666	-	1,211	1,877
Disposals	(4,079)	(5,834)	(16,172)	(26,085)
	<u>3,129</u>	<u>11,048</u>	<u>9,153</u>	<u>23,330</u>
At 28 February 2019	3,129	11,048	9,153	23,330
Depreciation and impairment				
At 1 March 2018	3,259	4,287	12,215	19,761
Depreciation charged in the year	807	2,063	2,925	5,795
Eliminated in respect of disposals	(3,327)	(4,418)	(12,695)	(20,440)
	<u>739</u>	<u>1,932</u>	<u>2,445</u>	<u>5,116</u>
At 28 February 2019	739	1,932	2,445	5,116
Carrying amount				
At 28 February 2019	<u>2,390</u>	<u>9,116</u>	<u>6,708</u>	<u>18,214</u>
At 28 February 2018	<u>3,283</u>	<u>12,595</u>	<u>11,899</u>	<u>27,777</u>

4 Fixed asset investments

	2019 £	2018 £
Investments	<u>40</u>	<u>40</u>

BOROPEX HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

4 Fixed asset investments (Continued)

Movements in fixed asset investments

	Shares in group undertakings £
Cost or valuation	
At 1 March 2018 & 28 February 2019	40
Carrying amount	
At 28 February 2019	40
At 28 February 2018	40

5 Stocks

	2019 £	2018 £
Stocks	10,030,940	9,965,140

During the year, bank interest of £64,866 (2018: £96,034) was capitalised.

6 Debtors

	2019 £	2018 £
Amounts falling due within one year:		
Trade debtors	4,399	33,627
Other debtors	1,473	1,790
Prepayments and accrued income	6,319	17,955
	12,191	53,372

	2019 £	2018 £
Amounts falling due after more than one year:		
Amounts owed by group undertakings	6,118,438	6,118,438
Total debtors	6,130,629	6,171,810

BOROPEX HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

7 Creditors: amounts falling due within one year

	2019	2018
	£	£
Trade creditors	6,994	26,883
Amounts owed to group undertakings	174,236	154,504
Corporation tax	54,433	164,234
Other taxation and social security	30,876	31,670
Accruals and deferred income	105,054	134,857
	<u>371,593</u>	<u>512,148</u>

8 Creditors: amounts falling due after more than one year

	2019	2018
	£	£
Bank loans and overdrafts	<u>3,119,378</u>	<u>3,180,000</u>

SH Hambros provided a loan facility to the company. The mortgage is for a five year term with a facility of £5,000,000 repayable in June 2022. The loan facility is secured by charges over various commercial and residential properties of the company. These properties are at Goldhawk Road, Apex Park, North Crescent and West Ferry Road.

9 Retirement benefit schemes

	2019	2018
	£	£
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	<u>17</u>	<u>17</u>

The company operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the company in an independently administered fund.

Defined benefit schemes

The company operates a defined benefit scheme for both current and ex-directors and certain senior employees. The funds of the scheme are held separately from those of the company and are subject to triennial valuation by independent actuaries.

The most recent actuarial valuations of plan assets and the present value of the defined benefit obligation were carried out at 8 August 2019 by John Broome Saunders, Fellow of the Institute of Actuaries. The present value of the defined benefit obligation, the related current service cost and past service cost were measured using the projected unit credit method.

Funding policy

The company made contributions of £nil (2017: £nil) to the pension scheme during the calendar year to 31 December 2018.

Other information

On the date of the last pension scheme accounts, being 31 December 2018, the scheme had net assets of **£6,282,000** (2017: £6,859,000).

BOROPEX HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

9 Retirement benefit schemes

(Continued)

	2019	2018
	%	%
<i>Key assumptions</i>		
Discount rate	2.5	2.2
Expected rate of increase of pensions in payment	3.4	3.3
<i>Mortality assumptions</i>	2019	2018
Assumed life expectations on retirement at age 65:	Years	Years
Retiring today		
- Males	87	86
- Females	89	88
	2019	2018
<i>Amounts recognised in the profit and loss account</i>	£	£
Net interest on defined benefit liability/(asset)	-	21,000

The pension scheme had an expected return on its pension scheme assets of £(45,000) (2017: £467,000) and interest on its liabilities of £141,000 (2017: £178,000). The actuarial gain/loss is £nil (2017: £900,000) before accounting for the benefits paid in the year of £532,000 (2017: £309,000). The above adjustments have resulted in a liability of £nil (2017: £nil).

	2019	2018
	£	£
<i>Amounts taken to other comprehensive income</i>		
Actual return on scheme assets	45,000	(467,000)
Less: calculated interest element	141,000	157,000
Return on scheme assets excluding interest income	186,000	(310,000)
Actuarial changes related to obligations	(330,000)	(790,000)
Effect of changes in the amount of surplus that is not recoverable	144,000	200,000
Total costs/(income)	-	(900,000)

BOROPEX HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

9 Retirement benefit schemes

(Continued)

The amounts included in the balance sheet arising from the company's obligations in respect of defined benefit plans are as follows:

	2019 £	2018 £
Present value of defined benefit obligations	5,938,000	6,659,000
Fair value of plan assets	(6,282,000)	(6,859,000)
Surplus in scheme	(344,000)	(200,000)
Restriction on scheme assets	344,000	200,000
Total liability recognised	-	-

	2019 £
<i>Movements in the present value of defined benefit obligations</i>	
Liabilities at 1 March 2018	6,659,000
Benefits paid	(532,000)
Actuarial gains and losses on obligations	(330,000)
Interest cost	141,000
At 28 February 2019	5,938,000

The defined benefit obligations arise from plans which are wholly or partly funded.

	2019 £
<i>Movements in the fair value of plan assets</i>	
Fair value of assets at 1 March 2018	6,859,000
Interest income	141,000
Return on plan assets (excluding amounts included in net interest)	(186,000)
Benefits paid	(532,000)
At 28 February 2019	6,282,000

The defined benefit obligations arise from plans funded as follows:

BOROPEX HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

9 Retirement benefit schemes (Continued)

	2019	2018
<i>Fair value of plan assets at the reporting period end</i>	£	£
Equity instruments	1,280,000	1,524,000
Debt instruments	1,306,000	1,241,000
Property	3,535,000	3,586,000
Cash	161,000	508,000
	<u>6,282,000</u>	<u>6,859,000</u>

10 Called up share capital

	2019	2018
	£	£
Ordinary share capital		
Issued and fully paid		
126,695 Ordinary Shares of £1 each	<u>126,695</u>	<u>126,695</u>

11 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Daniel Rose.

The auditor was Carter Backer Winter LLP.

12 Related party transactions

Transactions with related parties

During the year the company entered into the following transactions with related parties:

Management fees payable	
2019	2018
£	£
<u>141,026</u>	<u>-</u>

The following amounts were outstanding at the reporting end date:

	2019	2018
	£	£
Amounts due to related parties		
Entities over which the entity has control, joint control or significant influence	<u>174,236</u>	<u>154,504</u>

BOROPEX HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

12 Related party transactions

(Continued)

The following amounts were outstanding at the reporting end date:

	2019	2018
Amounts due from related parties	£	£

Entities with control, joint control or significant influence over the company		
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	6,118,438	6,118,438
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6,118,438

6,118,438

13 Parent company

There is no ultimate controlling party.