

REGISTRAR OF COMPANIES

Hayward Properties Limited

Registered number: 00469206

Unaudited financial statements

For the year ended 31 March 2019



HAYWARD PROPERTIES LIMITED
REGISTERED NUMBER: 00469206

BALANCE SHEET
AS AT 31 MARCH 2019

	Note	2019 £	2018 £
Fixed assets			
Tangible assets	6	2,829	3,143
Investments		12,082,170	12,370,582
		<u>12,084,999</u>	<u>12,373,725</u>
Current assets			
Debtors	9	172,738	85,443
Cash at bank and in hand		448,645	23,899
		<u>621,383</u>	<u>109,342</u>
Creditors: amounts falling due within one year	10	(1,877,629)	(2,721,152)
Net current liabilities		<u>(1,256,246)</u>	<u>(2,611,810)</u>
Total assets less current liabilities		<u>10,828,753</u>	<u>9,761,915</u>
Creditors: amounts falling due after more than one year	11	(1,321,250)	(431,250)
Net assets		<u><u>9,507,503</u></u>	<u><u>9,330,665</u></u>

HAYWARD PROPERTIES LIMITED
REGISTERED NUMBER: 00469206

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2019

	Note	2019 £	2018 £
Capital and reserves			
Called up share capital		174,740	174,740
Revaluation reserve		5,997,841	5,997,841
Other reserves		35,260	35,260
Profit and loss account		3,299,662	3,122,824
		<u>9,507,503</u>	<u>9,330,665</u>

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

Signature of director

Signature of director

G D Hayward
Director

Date: May 16, 2019

The notes on pages 3 to 10 form part of these financial statements.

HAYWARD PROPERTIES LIMITED

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

1. General information

Hayward Properties Limited (no. 00469206) is a private company limited by shares, incorporated in England and Wales. Its registered office address is 59B Seamoor Road, Bournemouth, Dorset, BH4 9AE.

Its principal activity remains to be that of investment property owners for commercial and residential tenants.

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 members have agreed to the preparation of abridged accounts for this accounting period in accordance with Section 444(2A) of the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Going concern

The directors have made an assessment in preparing these financial statements as to whether the company is a going concern and have concluded that there are no material uncertainties that may cast doubt on the company's ability to continue as a going concern.

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

HAYWARD PROPERTIES LIMITED

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

2. Accounting policies (continued)

2.4 Finance costs

Finance costs are charged to the Statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.5 Borrowing costs

All borrowing costs are recognised in the Statement of comprehensive income in the year in which they are incurred.

2.6 Taxation

Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

2.7 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Fixtures & fittings	-	10%
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

HAYWARD PROPERTIES LIMITED

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

2. Accounting policies (continued)

2.8 Revaluation of tangible fixed assets

Individual freehold and leasehold properties are carried at current year value at fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the Balance sheet date.

Fair values are determined from market based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Statement of comprehensive income unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the excess losses are recognised in profit or loss.

2.9 Investment property

Investment property for which fair value can be measured reliably are measured at fair value at each reporting date with changes in fair value recognised in the Statement of comprehensive income. Properties are valued using open market valuation on freehold basis, conducted annually by the directors on the basis of rent yields and investment property yields for comparable properties, adjusted for any difference in nature, location or condition of the specific asset. No depreciation is provided.

2.10 Valuation of investments

Investments in unlisted Company shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the Statement of comprehensive income for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

2.11 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.12 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.

2.13 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

HAYWARD PROPERTIES LIMITED

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

2. Accounting policies (continued)

2.14 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

2.15 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

3. Judgements in applying accounting policies and key sources of estimation uncertainty

3.1 Critical judgements in applying the company's accounting policies

The directors' do not consider there to be any critical judgements made in the process of applying the company's accounting policies.

3.2 Key sources of estimation uncertainty

The key assumptions concerning the future, and other key sources of estimation uncertainty, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

(i) Recoverability of debtors

The company establishes a provision for debtors that are estimated not to be recoverable. When assessing recoverability the directors have considered factors such as the aging of the debtors, past experience of recoverability, and the credit profile of individual or groups of customers.

(ii) Revaluation of investment properties

The company carries its investment property at fair value, with changes in fair value being recognised in profit or loss. The fair value of the property is determined by the directors of the company at 31 March 2019. The directors used a valuation technique based on a rental yield on the property and comparable market data.

HAYWARD PROPERTIES LIMITED

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

4. Employees

The average monthly number of employees, including directors, during the year was 6 (2018 -6).

5. Taxation

	2019 £	2018 £
Corporation tax		
Current tax on profits for the year	15,093	34,683
Adjustments in respect of previous periods	-	127
Total current tax	<u>15,093</u>	<u>34,810</u>
Taxation on profit on ordinary activities	<u>15,093</u>	<u>34,810</u>

Factors affecting tax charge for the year

There were no factors that affected the tax charge for the year which has been calculated on the profits on ordinary activities before tax at the standard rate of corporation tax in the UK of 19% (2018 - 19%).

6. Tangible fixed assets

	Fixtures & fittings £
Cost or valuation	
At 1 April 2018	11,758
At 31 March 2019	<u>11,758</u>
Depreciation	
At 1 April 2018	8,615
Charge for the year on owned assets	314
At 31 March 2019	<u>8,929</u>
Net book value	
At 31 March 2019	<u>2,829</u>
At 31 March 2018	<u>3,143</u>

HAYWARD PROPERTIES LIMITED

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

7. Fixed asset investments

	Unlisted investments £
Cost or valuation	
At 1 April 2018	5,000
At 31 March 2019	<u>5,000</u>

8. Investment property

	Freehold investment property £
Valuation	
At 1 April 2018	12,365,582
Additions at cost	119,311
Disposals	(407,724)
At 31 March 2019	<u>12,077,169</u>

The 2019 valuations were made by the directors, in accordance with the accounting policy described in note 2.9.

9. Debtors

	2019 £	2018 £
Trade debtors	156,058	80,614
Other debtors	16,217	4,366
Prepayments and accrued income	463	463
	<u>172,738</u>	<u>85,443</u>

HAYWARD PROPERTIES LIMITED

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

10. Creditors: Amounts falling due within one year

	2019 £	2018 £
Bank loans	1,165,000	2,085,000
Trade creditors	15,961	551
Corporation tax	15,093	34,683
Other taxation and social security	42,993	37,067
Other creditors	447,595	391,099
Accruals and deferred income	190,987	172,752
	<u>1,877,629</u>	<u>2,721,152</u>

11. Creditors: Amounts falling due after more than one year

	2019 £	2018 £
Bank loans	<u>1,321,250</u>	<u>431,250</u>

12. Loans

Analysis of the maturity of loans is given below:

	2019 £	2018 £
Amounts falling due within one year		
Bank loans	1,165,000	2,085,000
Amounts falling due 1-2 years		
Bank loans	45,000	15,000
Amounts falling due 2-5 years		
Bank loans	920,000	45,000
Amounts falling due after more than 5 years		
Bank loans	356,250	371,250
	<u>2,486,250</u>	<u>2,516,250</u>

Bank loans disclosed under creditors falling due after more than one year are secured against certain investment properties.

Two of the bank loans totalling £2,055,000 have renewable terms on expiration.

HAYWARD PROPERTIES LIMITED

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

13. Related party transactions

Dividends were paid in the year as follows to the directors:

	2019	2018
	£	£
G K Gomez	18,511	19,861
W M Griffiths	1,800	1,800
C M Hayward	1,800	1,800
G D Hayward	5,796	5,796
J T Hayward	20,286	20,286
N J Hayward	20,286	20,286
P W Hayward	-	52,560

14. Post balance sheet events

There have been no significant events affecting the company since the year end.

15. Controlling party

The company's ultimate controlling party is P W Hayward by virtue of his majority shareholding.