

COMPANY REGISTRATION NUMBER: 02309284

HOMEJOIN LIMITED
FILLETED FINANCIAL STATEMENTS
30 APRIL 2018



UHY HACKER YOUNG (S.E.) LIMITED

Chartered Accountants & Statutory Auditors
168 Church Road
Hove
East Sussex
BN3 2DL

HOMEJOIN LIMITED

STATEMENT OF FINANCIAL POSITION

30 APRIL 2018

	Note	2018 £	2017 £
Fixed assets			
Tangible assets	4	11,172,734	11,172,734
Current assets			
Cash at bank and in hand		93,924	26,430
Creditors: amounts falling due within one year	5	<u>984,911</u>	<u>929,527</u>
Net current liabilities		<u>890,987</u>	<u>903,097</u>
Total assets less current liabilities		<u>10,281,747</u>	<u>10,269,637</u>
Creditors: amounts falling due after more than one year	6	5,249,496	5,330,948
Provisions			
Taxation including deferred tax		<u>302,985</u>	<u>345,908</u>
Net assets		<u>4,729,266</u>	<u>4,592,781</u>
Capital and reserves			
Called up share capital		100	100
Profit and loss account	7	<u>4,729,166</u>	<u>4,592,681</u>
Shareholder funds		<u>4,729,266</u>	<u>4,592,781</u>

These 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 FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

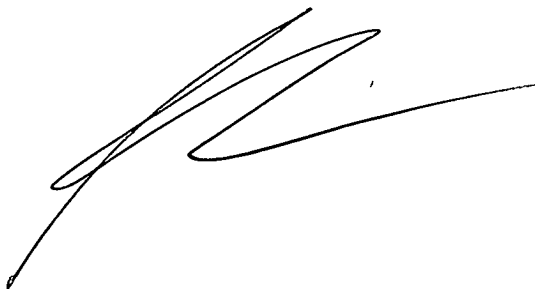
In accordance with section 444 of the Companies Act 2006, the statement of comprehensive income has not been delivered.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

These financial statements were approved by the board of directors and authorised for issue on 29 January 2019, and are signed on behalf of the board by:

Mr R Packe
Director

Company registration number: 02309284



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

HOMEJOIN LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 APRIL 2018

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 4 Grantham Road, Brighton, East Sussex, BN1 6EE.

2. Statement of compliance

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

No material uncertainties related to conditions that may cast doubt about the ability of the company to continue as a going concern have been identified by the director.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Significant judgements

The judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements are as follows:

- investment property valuations

Revenue recognition

Turnover represents amounts invoiced, net of value added tax, derived from the company's principal activity. Rental income is recognised over the term of the lease on a straight-line basis. The aggregate cost of incentives is deducted from the rental income and allocated to the profit and loss account over the lease term or to the next review date, whichever is shorter. Sales income and asset management fees are recognised when the financial risks and rewards are transferred.

HOMEJOIN LIMITED

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 APRIL 2018

3. Accounting policies *(continued)*

Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Office equipment - 25% reducing balance

Depreciation is not provided on freehold and leasehold investment properties. Although this accounting policy is in accordance with the applicable standard, FRS 102, it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the director, compliance with the standard is necessary for the financial information to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount in respect of this which might otherwise have been shown cannot be separately identified or quantified.

HOMEJOIN LIMITED

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 APRIL 2018

3. Accounting policies *(continued)*

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument. Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Debt instruments are subsequently measured at amortised cost.

HOMEJOIN LIMITED

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 APRIL 2018

4. Tangible assets

	Land and buildings £	Plant and machinery £	Total £
Cost			
At 1 May 2017 and 30 April 2018	<u>11,172,734</u>	<u>6,147</u>	<u>11,178,881</u>
Depreciation			
At 1 May 2017 and 30 April 2018	<u>—</u>	<u>6,147</u>	<u>6,147</u>
Carrying amount			
At 30 April 2018	<u>11,172,734</u>	<u>—</u>	<u>11,172,734</u>
At 30 April 2017	<u>11,172,734</u>	<u>—</u>	<u>11,172,734</u>

Tangible assets held at valuation

The investment properties were valued by the director on an open market value basis at 30 April 2018.

5. Creditors: amounts falling due within one year

	2018 £	2017 £
Bank loans and overdrafts	81,452	81,452
Trade creditors	7,432	3,038
Amounts owed to group undertakings and undertakings in which the company has a participating interest	860,161	825,782
Corporation tax	25,817	8,700
Other creditors	10,049	10,555
	<u>984,911</u>	<u>929,527</u>

6. Creditors: amounts falling due after more than one year

	2018 £	2017 £
Bank loans and overdrafts	<u>5,249,496</u>	<u>5,330,948</u>

The bank loans are secured over the assets of the company.

There is a cross company unlimited multilateral guarantee in operation between Packe Holdings Ltd, Parade Properties Ltd and Homejoin Ltd.

HOMEJOIN LIMITED

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 30 APRIL 2018

7. Reserves

Profit and loss account - This reserve records retained earnings and accumulated losses (distributable), together with investment property revaluations and associated deferred tax (non-distributable). At 30 April 2018 the profit and loss account balance of £4,729,166 represents distributable reserves of £280,386 and non-distributable reserves of £4,448,780.

8. Summary audit opinion

The auditor's report for the year dated 29 January 2019 was unqualified.

The senior statutory auditor was David Guest FCA, for and on behalf of UHY Hacker Young (S.E.) Limited.

9. Director's advances, credits and guarantees

At the year end, the company owed the director £49 (2017 - £555).

10. Controlling party

The company's parent company is Packe Holdings Ltd, a company incorporated in the UK.