
SWANLANE ESTATES LIMITED

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 30 NOVEMBER 2017

SWANLANE ESTATES LIMITED
REGISTERED NUMBER: 03822059

BALANCE SHEET
AS AT 30 NOVEMBER 2017

	Note	2017 £	2017 £	<i>As restated</i> <i>2016</i> £	<i>As restated</i> <i>2016</i> £
Fixed assets					
Investments	5		1		3
Investment property	6		2,350,000		2,850,000
			2,350,001		2,850,003
Current assets					
Debtors: amounts falling due after more than one year	7	-		1,200,000	
Debtors: amounts falling due within one year	7	1,757,460		51,200	
Cash at bank and in hand	8	35,719		9,797	
		1,793,179		1,260,997	
Creditors: amounts falling due within one year	9	(129,252)		(124,824)	
Net current assets			1,663,927		1,136,173
Total assets less current liabilities			4,013,928		3,986,176
Provisions for liabilities					
Deferred tax	11	(446,500)		(570,000)	
			(446,500)		(570,000)
Net assets			3,567,428		3,416,176

SWANLANE ESTATES LIMITED
REGISTERED NUMBER: 03822059

BALANCE SHEET (CONTINUED)
AS AT 30 NOVEMBER 2017

	Note	2017 £	2016 £
Capital and reserves			
Called up share capital		100	100
Investment property reserve	12	1,903,500	2,280,000
Profit and loss account	12	1,663,828	1,136,076
		<u>3,567,428</u>	<u>3,416,176</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 on 19 July 2018.

D G Matthey

Director

The notes on pages 4 to 11 form part of these financial statements.

SWANLANE ESTATES LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 NOVEMBER 2017

	Called up share capital	Investment property revaluation reserve	Profit and loss account	Total equity
	£	£	£	£
At 1 December 2016	100	2,280,000	1,136,076	3,416,176
Comprehensive income for the year				
Profit for the year	-	-	151,252	151,252
Total comprehensive income for the year	-	-	151,252	151,252
Net fair value movements	-	(376,500)	376,500	-
Total transactions with owners	-	(376,500)	376,500	-
At 30 November 2017	100	1,903,500	1,663,828	3,567,428

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 NOVEMBER 2016

	Called up share capital	Investment property revaluation reserve	Profit and loss account	Total equity
	£	£	£	£
At 1 December 2015	100	2,240,000	1,736,997	3,977,097
Comprehensive income for the year				
Profit for the year	-	-	537,079	537,079
Total comprehensive income for the year	-	-	537,079	537,079
Dividends: Equity capital	-	-	(1,098,000)	(1,098,000)
Net fair value movements	-	40,000	(40,000)	-
Total transactions with owners	-	40,000	(1,138,000)	(1,098,000)
At 30 November 2016	100	2,280,000	1,136,076	3,416,176

The notes on pages 4 to 11 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2017

1. General information

Swanlane Estates Limited is a private company, limited by shares and incorporated in England and Wales, United Kingdom, with a registration number 03822059. The address of the registered office is Lawrence House, Goodwyn Avenue, Mill Hill, London, NW7 3RH. The principal activity of the company is that of property investment.

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 preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

The financial statements are presented in pounds sterling which is the functional currency of the company and rounded to the nearest £.

The following principal accounting policies have been applied:

2.2 Revenue

Revenue represents rental and ancillary income from properties.

2.3 Investment property

Investment property is carried at fair value determined annually by the directors and derived from the current market rents and investment property yields for comparable real estate.

Sums received for lease extensions have been deducted from the original cost where the company owns the relevant freehold reversions until the original cost is extinguished. Sums received for subsequent lease extensions are taken directly to profit and loss account.

2.4 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.5 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.

2.6 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.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2017

2. Accounting policies (continued)

2.7 Interest income

Interest income is recognised in the Statement of comprehensive income using the effective interest method.

2.8 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. 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.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

3. Employees

The average monthly number of employees, including directors, during the year was 2 (2016 - 3).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2017

4. Taxation

	2017 £	2016 £
Corporation tax		
Current tax on profits for the year	126,427	122,000
Adjustments in respect of previous periods	(184)	-
Total current tax	126,243	122,000
Deferred tax		
Origination and reversal of timing differences	(95,000)	-
Changes to tax rates	(28,500)	-
Total deferred tax	(123,500)	-
Taxation on profit on ordinary activities	2,743	122,000

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2016 - lower than) the standard rate of corporation tax in the UK of 19.33% (2016 - 20%). The differences are explained below:

	2017 £	2016 £
Profit on ordinary activities before tax	153,995	659,079
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19.33% (2016 - 20%)	29,767	131,816
Effects of:		
Adjustments to tax charge in respect of prior periods	(184)	-
Other differences leading to an increase (decrease) in the tax charge	1,660	(9,816)
Effect of changing rate on deferred tax opening balance	(28,500)	-
Total tax charge for the year	2,743	122,000

Factors that may affect future tax charges

There were no factors that may affect future tax charges.

SWANLANE ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2017

5. Fixed asset investments

	Investments in subsidiary companies £
Cost or valuation	
At 1 December 2016	3
Disposals	(2)
	<hr/>
At 30 November 2017	1
	<hr/>
Net book value	
At 30 November 2017	<hr/> <u>1</u>
<i>At 30 November 2016</i>	<hr/> <u>3</u>

6. Investment property

	Freehold investment property £
Valuation	
At 1 December 2016	2,850,000
Disposals	(638,091)
Surplus on revaluation	138,091
	<hr/>
At 30 November 2017	<hr/> <u>2,350,000</u>

The 2017 valuations were made by the directors, on an open market value for existing use basis.

SWANLANE ESTATES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2017**

7. Debtors

	2017 £	2016 £
Due after more than one year		
Other debtors	-	1,200,000
	<u>-</u>	<u>1,200,000</u>
	<u>-</u>	<u>1,200,000</u>
 Due within one year		
Other debtors	1,757,460	51,200
	<u>1,757,460</u>	<u>51,200</u>
	<u>1,757,460</u>	<u>51,200</u>

8. Cash and cash equivalents

	2017 £	2016 £
Cash at bank and in hand	35,719	9,797
	<u>35,719</u>	<u>9,797</u>
	<u>35,719</u>	<u>9,797</u>

9. Creditors: Amounts falling due within one year

	2017 £	2016 £
Corporation tax	126,428	122,000
Accruals and deferred income	2,824	2,824
	<u>129,252</u>	<u>124,824</u>
	<u>129,252</u>	<u>124,824</u>

SWANLANE ESTATES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2017**

10. Financial instruments

	2017 £	2016 £
Financial assets		
Financial assets measured at fair value through profit or loss	35,719	9,797
	<u>35,719</u>	<u>9,797</u>

Financial assets measured at fair value through profit or loss comprise cash and cash equivalents.

11. Deferred taxation

	2017 £
At beginning of year	(570,000)
Charged to profit or loss	123,500
At end of year	<u><u>(446,500)</u></u>

The provision for deferred taxation is made up as follows:

	2017 £	2016 £
Fair value movements	(446,500)	(570,000)
	<u><u>(446,500)</u></u>	<u><u>(570,000)</u></u>

12. Reserves

Investment property revaluation reserve

The investment property revaluation reserve represents cumulative effects of fair value adjustments on investment properties net of deferred tax and other adjustments.

Profit & loss account

The profit and loss account represents cumulative distributable profits and losses net of dividends and other adjustments.

SWANLANE ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2017

13. Related party transactions

At the year end the following were due from:

	2017 £	2016 £
Entities under common control, joint control or significant influence	1,750,000	1,200,000
	<u>1,750,000</u>	<u>1,200,000</u>

SWANLANE ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2017

14. First time adoption of FRS 102

The Company transitioned to FRS 102 from previously extant UK GAAP as at 1 December 2015. The impact of the transition to FRS 102 is as follows:

Reconciliation of equity at 1 December 2015

	Note	£
Equity at 1 December 2015 under previous UK GAAP		3,897,097
Transitional adjustment 1	1	80,000
		<hr/>
Equity shareholders funds at 1 December 2015 under FRS 102		3,977,097
		<hr/>

Reconciliation of equity at 30 November 2016

	Note	£
Equity at 30 November 2016 under previous UK GAAP		3,386,176
Transitional adjustment 1	1	30,000
		<hr/>
Equity shareholders funds at 30 November 2016 under FRS 102		3,416,176
		<hr/>

Reconciliation of profit and loss account for the year ended 30 November 2016

		£
Profit for the year under previous UK GAAP		487,079
Transitional adjustment 1	1	50,000
		<hr/>
Profit for the year ended 30 November 2016 under FRS 102		537,079
		<hr/>

The following were changes in accounting policies arising from the transition to FRS 102:

- 1 The investment property was previously accounted for under FRSSE (effective January 2015) which required gains and losses on the property's open market value to be taken to a revaluation reserve via the Statement of Total Recognised Gains and Losses. Under FRS102, the property is measured at fair value and any gains or losses are reported via the profit and loss account. FRS102 also requires deferred tax to be accounted for on investment property revaluations and for the amount to be shown in the profit and loss account.

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