

Company Registration No. 03886694 (England and Wales)

**RIDGEWAY PROPERTY DEVELOPMENTS LIMITED**

**UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2019**

**PAGES FOR FILING WITH REGISTRAR**

# **RIDGEWAY PROPERTY DEVELOPMENTS LIMITED**

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# RIDGEWAY PROPERTY DEVELOPMENTS LIMITED

## BALANCE SHEET

AS AT 31 MARCH 2019

|                                                                | Notes | 2019<br>£               | £ | 2018<br>£               | £ |
|----------------------------------------------------------------|-------|-------------------------|---|-------------------------|---|
| <b>Fixed assets</b>                                            |       |                         |   |                         |   |
| Tangible assets                                                | 5     | 19,115                  |   | 24,738                  |   |
| Investment properties                                          | 6     | 11,269,999              |   | 10,516,999              |   |
|                                                                |       | <u>11,289,114</u>       |   | <u>10,541,737</u>       |   |
| <b>Current assets</b>                                          |       |                         |   |                         |   |
| Debtors                                                        | 7     | 298,353                 |   | 1,017                   |   |
| Cash at bank and in hand                                       |       | 40,589                  |   | 41,273                  |   |
|                                                                |       | <u>338,942</u>          |   | <u>42,290</u>           |   |
| <b>Creditors: amounts falling due within one year</b>          | 8     | <u>(118,078)</u>        |   | <u>(215,555)</u>        |   |
| <b>Net current assets/(liabilities)</b>                        |       | <u>220,864</u>          |   | <u>(173,265)</u>        |   |
| <b>Total assets less current liabilities</b>                   |       | <u>11,509,978</u>       |   | <u>10,368,472</u>       |   |
| <b>Creditors: amounts falling due after more than one year</b> | 9     | (4,312,995)             |   | (4,160,395)             |   |
| <b>Provisions for liabilities</b>                              |       | <u>(576,833)</u>        |   | <u>(433,763)</u>        |   |
| <b>Net assets</b>                                              |       | <u><u>6,620,150</u></u> |   | <u><u>5,774,314</u></u> |   |
| <b>Capital and reserves</b>                                    |       |                         |   |                         |   |
| Called up share capital                                        | 10    | 2                       |   | 2                       |   |
| Profit and loss reserves                                       |       | 6,620,148               |   | 5,774,312               |   |
| <b>Total equity</b>                                            |       | <u><u>6,620,150</u></u> |   | <u><u>5,774,314</u></u> |   |

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

For the financial year ended 31 March 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

# **RIDGEWAY PROPERTY DEVELOPMENTS LIMITED**

## **BALANCE SHEET (CONTINUED)**

***AS AT 31 MARCH 2019***

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The financial statements were approved and signed by the director and authorised for issue on 31 December 2019

Mr J Jeevanjee

**Director**

**Company Registration No. 03886694**

# RIDGEWAY PROPERTY DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 31 MARCH 2019**

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### **1 Accounting policies**

#### **Company information**

Ridgeway Property Developments Limited is a private company limited by shares incorporated in England and Wales. The registered office is Mountview Court, 1148 High Road, Whetstone, London, N20 0RA.

#### **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, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### **1.2 Turnover**

Turnover represents rents receivable during the year.

#### **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:

|                                |                      |
|--------------------------------|----------------------|
| Fixtures, fittings & equipment | 25% Reducing balance |
| Motor vehicles                 | 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 Investment properties**

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

#### **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.

# RIDGEWAY PROPERTY DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

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### 1 Accounting policies

(Continued)

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 Cash and cash equivalents

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.

#### 1.7 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.

##### **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.

# RIDGEWAY PROPERTY DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

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### 1 Accounting policies

(Continued)

#### 1.8 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.

#### 1.9 Taxation

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

##### *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.

#### 1.10 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leases asset are consumed.

### 2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the director is required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

# RIDGEWAY PROPERTY DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

### 2 Judgements and key sources of estimation uncertainty

(Continued)

#### Key sources of estimation uncertainty

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

The fair value of the investment properties valuation has been carried by the director.

Key estimates in the accounts is the assessment of useful life of tangible assets for depreciation and fair value of investment properties.

### 3 Employees

The average monthly number of persons (including directors) employed by the company during the year was 1 (2018 - 1).

### 4 Amounts written off investments

|                                                    | 2019    | 2018    |
|----------------------------------------------------|---------|---------|
|                                                    | £       | £       |
| <b>Fair value gains/(losses)</b>                   |         |         |
| Changes in the fair value of investment properties | 753,000 | 507,000 |

### 5 Tangible fixed assets

|                                    | Plant and machinery etc |
|------------------------------------|-------------------------|
|                                    | £                       |
| <b>Cost</b>                        |                         |
| At 1 April 2018                    | 119,810                 |
| Additions                          | 750                     |
| At 31 March 2019                   | 120,560                 |
| <b>Depreciation and impairment</b> |                         |
| At 1 April 2018                    | 95,072                  |
| Depreciation charged in the year   | 6,373                   |
| At 31 March 2019                   | 101,445                 |
| <b>Carrying amount</b>             |                         |
| At 31 March 2019                   | 19,115                  |
| At 31 March 2018                   | 24,738                  |



# RIDGEWAY PROPERTY DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

### 6 Investment property

|                   | 2019<br>£   |
|-------------------|-------------|
| <b>Fair value</b> |             |
| At 1 April 2018   | 10,516,999  |
| Revaluations      | 753,000     |
|                   | <hr/>       |
| At 31 March 2019  | 11,269,999  |
|                   | <hr/> <hr/> |

Investment properties comprises £11,269,999. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 31 March 2019 by the company director. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

### 7 Debtors

|                                             | 2019<br>£   | 2018<br>£   |
|---------------------------------------------|-------------|-------------|
| <b>Amounts falling due within one year:</b> |             |             |
| Other debtors                               | 298,353     | 1,017       |
|                                             | <hr/> <hr/> | <hr/> <hr/> |

Included in other debtors there is an amount of £294,617 due from the company director. This was repaid within nine months from the accounting year end.

### 8 Creditors: amounts falling due within one year

|                 | 2019<br>£   | 2018<br>£   |
|-----------------|-------------|-------------|
| Corporation tax | 55,998      | 59,111      |
| Other creditors | 62,080      | 156,444     |
|                 | <hr/>       | <hr/>       |
|                 | 118,078     | 215,555     |
|                 | <hr/> <hr/> | <hr/> <hr/> |

### 9 Creditors: amounts falling due after more than one year

|                           | 2019<br>£   | 2018<br>£   |
|---------------------------|-------------|-------------|
| Bank loans and overdrafts | 4,312,995   | 4,160,395   |
|                           | <hr/> <hr/> | <hr/> <hr/> |

Included in creditors after one year are bank loans totalling £4,312,995(2018-£4,160,395) which are secured.

Bank loans outstanding at the year end amount to £4,312,995 (2018-£4,160,395) of which £900,000(2018-nil) is payable within five years and £3,412,995(2018-£4,160,395) are payable after five years. All loans are secured by fixed and floating charges over the company's assets and by the personal guarantees given by the director.

Amounts included above which fall due after five years are as follows:

# RIDGEWAY PROPERTY DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

### 9 Creditors: amounts falling due after more than one year (Continued)

|                        |             |             |
|------------------------|-------------|-------------|
| Payable by instalments | (3,412,995) | (4,160,395) |
|                        | <u></u>     | <u></u>     |

### 10 Called up share capital

|                                                         | 2019<br>£ | 2018<br>£ |
|---------------------------------------------------------|-----------|-----------|
| <b>Ordinary share capital<br/>Issued and fully paid</b> |           |           |
| 2 Ordinary shares of £1 each                            | 2         | 2         |
|                                                         | <u></u>   | <u></u>   |

### 11 Directors' transactions

The overdrawn director loan was repaid within 9 months of the year end.

| Description             | % Rate | Opening<br>balance<br>£ | Amounts<br>advanced<br>£ | Interest<br>charged<br>£ | Closing balance<br>£ |
|-------------------------|--------|-------------------------|--------------------------|--------------------------|----------------------|
| Director's loan account | 2.50   | (111,374)               | 404,196                  | 1,795                    | 294,617              |
|                         |        | <u>(111,374)</u>        | <u>404,196</u>           | <u>1,795</u>             | <u>294,617</u>       |

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