

Hampstead Residential Limited

Report And Financial Statements

31 March 2019

Rees Pollock
Chartered Accountants

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Hampstead Residential Limited

COMPANY INFORMATION

Directors	T. L. Slowe P. W. Walker J. E. Eades J. Shenton
Company secretary	D. Howe
Registered number	04396125
Registered office	32 Hampstead High Street London NW3 1JQ
Independent auditors	Rees Pollock Chartered Accountants 35 New Bridge Street London EC4V 6BW

DIRECTORS' REPORT

For the Year Ended 31 March 2019

The directors present their report and the financial statements for the year ended 31 March 2019.

Results and dividends

The loss for the year, after taxation, amounted to £303,757 (2018 - loss £926,559).

Directors

The directors who served during the year were:

T. L. Slowe
P. W. Walker
J. E. Eades
J. Shenton

Directors' responsibilities statement

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

DIRECTORS' REPORT (CONTINUED)
For the Year Ended 31 March 2019

Auditors

The auditors, Rees Pollock, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 2 December 2019 and signed on its behalf.

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

D. Howe
Secretary

**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF
HAMPSTEAD RESIDENTIAL LIMITED**

Opinion

We have audited the financial statements of Hampstead Residential Limited (the 'Company') for the year ended 31 March 2019, which comprise the Statement of Income and Retained Earnings, the Balance Sheet and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2019 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF
HAMPSTEAD RESIDENTIAL LIMITED (CONTINUED)**

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' Report and from the requirement to prepare a Strategic Report.

Responsibilities of directors

As explained more fully in the Directors' Responsibilities statement on page 1, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Philip Vipond (senior statutory auditor)
for and on behalf of
Rees Pollock
Chartered Accountants
Statutory Auditor

35 New Bridge Street
London
EC4V 6BW

17 December 2019

STATEMENT OF INCOME AND RETAINED EARNINGS
For the Year Ended 31 March 2019

	Note	2019 £	2018 £
Turnover		298,768	341,044
Cost of sales		(99,882)	(105,968)
Gross profit		198,886	235,076
Administrative expenses		(45,173)	(44,518)
Operating profit		153,713	190,558
Unrealised gain/(loss) on property		(475,531)	(1,350,000)
Interest receivable and similar income		-	17
Loss before tax		(321,818)	(1,159,425)
Tax on loss		18,061	232,866
Loss after tax		(303,757)	(926,559)
Retained earnings at the beginning of the year		3,237,230	4,163,789
Loss for the year		(303,757)	(926,559)
Retained earnings at the end of the year		2,933,473	3,237,230

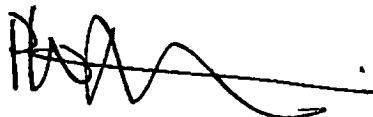
The notes on pages 7 to 10 form part of these financial statements.

BALANCE SHEET
As at 31 March 2019

	Note	2019 £	2018 £
Fixed assets			
Investment property	5	11,850,000	12,150,000
		<u>11,850,000</u>	<u>12,150,000</u>
Current assets			
Debtors: amounts falling due within one year	6	112,444	80,416
Cash at bank and in hand		3,868	4,619
		<u>116,312</u>	<u>85,035</u>
Creditors: amounts falling due within one year	7	(9,032,838)	(8,997,804)
Net current liabilities		<u>(8,916,526)</u>	<u>(8,912,769)</u>
Total assets less current liabilities		<u>2,933,474</u>	<u>3,237,231</u>
Net assets		<u>2,933,474</u>	<u>3,237,231</u>
Capital and reserves			
Called up share capital	8	1	1
Profit and loss account		2,933,473	3,237,230
		<u>2,933,474</u>	<u>3,237,231</u>

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 were approved and authorised for issue by the board and were signed on its behalf on 2 December 2019.



P. W. Walker
Director

The notes on pages 7 to 10 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended 31 March 2019

1. Accounting policies

1.1 Basis of preparation of financial statements

Hampstead Residential Limited is a limited company incorporated in the United Kingdom. The Company's registered address is 32 Hampstead High Street, London, NW3 1JQ.

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 (see note 2).

The following principal accounting policies have been applied:

1.2 Turnover

Turnover is attributable to income from property rentals and is recognised on a straight line basis over the term of the lease.

1.3 Investment property

Investment property is carried at fair value determined annually by J E Eades, a director of the company, and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Profit and Loss Account.

1.4 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.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended 31 March 2019

1. Accounting policies (continued)

1.5 Current and deferred taxation

Tax is recognised in the Profit and Loss Account, except that a change 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.

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse. These are not discounted.

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

As detailed in Note 1.3, investment properties are carried at fair value determined annually by J E Eades, a director of the company, and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. As such there is a degree of judgement and estimation uncertainty in this policy.

3. Employees

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

4. Auditors' remuneration

	2019 £	2018 £
Fees payable to the Company's auditor and its associates for the audit of the Company's annual financial statements	<u>3,000</u>	<u>2,400</u>

NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended 31 March 2019

5. Investment property

	Freehold Investment property £
Valuation	
At 1 April 2018	12,150,000
Additions at cost	175,531
Surplus on revaluation	(475,531)
At 31 March 2019	11,850,000

Investment properties were valued on an open market existing use basis at 31 March 2019 by J E Eades, a director of the company, such properties are not depreciated. The depreciation which would otherwise have been charged would not be material.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2019 £	2018 £
Freehold investment property	10,045,664	9,870,133

6. Debtors

	2019 £	2018 £
Other debtors	45,446	64,418
Deferred tax asset on investment properties	66,998	15,998
	112,444	80,416

7. Creditors: Amounts falling due within one year

	2019 £	2018 £
Amounts owed to group undertakings	8,961,448	8,891,573
Corporation tax	10,412	22,473
Other taxation and social security	357	357
Other creditors	6,348	16,970
Accruals and deferred income	54,273	66,431
	9,032,838	8,997,804

NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended 31 March 2019

8. Share capital

	2019 £	2018 £
Allotted, called up and fully paid		
1 Ordinary share of £1.00	1	1
	<u>1</u>	<u>1</u>

9. Operating lease commitments

At 31 March 2019 the Company had contracted with tenants to receive the following future minimum lease payments under non-cancellable operating leases as follows:

	2019 £	2018 £
Not later than 1 year	361,496	291,315
Later than 1 year and not later than 5 years	85,126	18,213
	<u>446,622</u>	<u>309,528</u>

10. Controlling party

The ultimate holding company is J Leon & Company Limited, a company incorporated in England and Wales. This is the parent company of the smallest group for which the consolidated financial statements are drawn up, of which Hampstead Residential Limited is a member. Its registered address is 32 Hampstead High Street, London, NW3 1JQ.