

# **AVON GROUND RENTS LIMITED**

COMPANY REGISTRATION NUMBER  
07399676

ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED

31 OCTOBER 2015



## **AVON GROUND RENTS LIMITED**

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**AVON GROUND RENTS LIMITED***Company Registration Number 07399676***ABBREVIATED BALANCE SHEET****AS AT 31 OCTOBER 2015**

	Note	2015 £	2014 £
<b><i>FIXED ASSETS</i></b>			
Investments	(2)	16,841,198	12,500,000
<b><i>CURRENT ASSETS</i></b>			
Debtors		1,993,641	868,095
Cash at Bank and in Hand		9,942	478,594
		2,003,583	1,346,689
<b><i>CREDITORS:</i></b> Amounts falling due within one year		(3,314,425)	(1,273,512)
<b><i>NET CURRENT ASSETS/(LIABILITIES)</i></b>		(1,310,842)	73,177
<b><i>TOTAL ASSETS LESS CURRENT LIABILITIES</i></b>			
		15,530,356	12,573,177
<b><i>CREDITORS:</i></b> Amounts falling due after more than one year	(3)	(12,789,218)	(10,107,493)
<b><i>NET ASSETS/(LIABILITIES)</i></b>		£2,741,138	£2,465,684
<b><i>CAPITAL AND RESERVES</i></b>			
Called up Share Capital	(4)	2	2
Reserves - Revaluation Reserve		2,554,811	2,554,811
Reserves - Profit and Loss Account		186,325	(89,129)
<b><i>SHAREHOLDERS' FUNDS/(DEFICIT)</i></b>		£2,741,138	£2,465,684

These Abbreviated Accounts have been prepared in accordance with the special provisions relating to small companies under Part 15 of the Companies Act 2006 ("the Act").

For the Financial Year ended 31 October 2015 the Company was entitled to exemption from audit under Section 477 of the Act and no notice has been deposited under Section 476 of the Act.

**AVON GROUND RENTS LIMITED**


*Company Registration Number 07399676*

**ABBREVIATED BALANCE SHEET**

**AS AT 31 OCTOBER 2015** *(Continued)*

The Director acknowledges his responsibilities for ensuring that the Company keeps accounting records which comply with Section 386 of the Act and for preparing Accounts which give a true and fair view of the state of affairs of the Company as at the end of the Financial Year and of its profit or loss for the Financial Year in accordance with the requirements of Sections 394 and 395 of the Act and which otherwise comply with the requirements of the Act relating to Accounts, so far as applicable to the Company.

Signed by the Director

  
**I. MOSKOVITZ**  
Director

Approved by the Board: 18 July 2016

The Notes on Pages 3 to 5 form part of these Abbreviated Accounts.

## AVON GROUND RENTS LIMITED

### NOTES TO THE ABBREVIATED ACCOUNTS - 31 OCTOBER 2015

#### 1. **ACCOUNTING POLICIES**

##### a. ***Accounting Convention***

The Accounts have been prepared under the historical cost convention as modified by the revaluation of Investments and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

##### b. ***Turnover***

Turnover comprises ground and other rents receivable, excluding Value Added Tax.

##### c. ***Fixed Assets***

###### ***Investments - Depreciation***

No depreciation has been provided on Freehold Investment Properties in accordance with paragraph 6.50 of the Financial Reporting Standard for Smaller Entities (effective April 2008).

###### ***Investments - Valuation***

Freehold Investment Properties are included in the Accounts at a valuation carried out by the Director in accordance with paragraphs 6.51 and 6.52 of the Financial Reporting Standard for Smaller Entities (effective April 2008).

###### ***Investments – True and Fair View Override***

- i. Schedule 15 of the Companies Act 2006 (“the Statute”) requires that all of a company’s assets, which have a limited useful economic life, be reduced by a provision for depreciation. The Company is involved substantially in property investment and has prepared its Accounts in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the requirements of which are as set out in paragraph (iii) below and clearly contradict those of the Statute.
- ii. Special accounting and reporting arrangements exist in respect of companies where a significant proportion of their enterprise is not held for consumption in business operations but as investments. The current value of these investments is of prime importance, rather than a calculation of systematic annual depreciation. Consequently, for the proper appreciation of such a company’s financial position, a different treatment is considered appropriate for fixed assets held as investments. In the circumstances to depreciate such investments would not enable such a company’s Accounts to give a true and fair view.

# **AVON GROUND RENTS LIMITED**

## NOTES TO THE ABBREVIATED ACCOUNTS - 31 OCTOBER 2015 *(Continued)*

### 1. **ACCOUNTING POLICIES** *(Continued)*

#### c. **Fixed Assets** *(Continued)*

##### **Investments – True and Fair View Override** *(Continued)*

- iii. Paragraph 6.50 of the Financial Reporting Standard for Smaller Entities (effective April 2008) states that investment properties should not be subject to periodic charges for depreciation and further in accordance with Paragraphs 6.51 and 6.52 are to be included in the Balance Sheet at their open market value. In the Director's opinion it is not possible to quantify the periodic charge that would otherwise have arisen, as this is only one of the factors that he considers in his annual valuation process.

#### d. **Deferred Taxation**

Deferred tax arises as a result of including items of income and expenditure in taxation computations in periods different from those in which they are included in the Company's Accounts. Deferred tax is provided in full on timing differences which result in an obligation to pay more (or less) tax at a future date, at the average tax rates that are expected to apply when the timing differences reverse, based on current tax rates and laws.

Deferred tax is not provided on timing differences arising from the revaluation of fixed assets where there is no commitment to sell the assets.

### 2. **FIXED ASSETS**

	Investments £
<b>Valuation and Net Book Value</b>	
At 1 November 2014	12,500,000
Additions in the Year	4,341,198
Revaluation	—
At 31 October 2015	£16,841,198 =====

### 3. **CREDITORS**

Creditors include the following secured liabilities:

	2015 £	2014 £
Bank Loan repayable after more than five years	£12,789,218 =====	£10,107,493 =====

The Bank Loan, which at the year end totals £12,789,218 (2014: £10,107,493) and includes £Nil (2014: £Nil) in less than one year is secured by a fixed charge over the Company's Freehold Investment Properties, the valuations of which can be found in Note 2 to these Abbreviated Accounts. The loan is also secured by Fixed and Floating Charges over all of the Company's other assets.

# **AVON GROUND RENTS LIMITED**

## NOTES TO THE ABBREVIATED ACCOUNTS - 31 OCTOBER 2015 *(Continued)*

4.	<b><i>CALLED UP SHARE CAPITAL</i></b>	2015	2014
		£	£
	<b><i>Issued, Allotted and Fully Paid</i></b>		
	2 Ordinary Shares of £1 each	£ 2	£ 2
		==	==