

**SNH PROPERTIES LIMITED**  
**UNAUDITED**  
**FINANCIAL STATEMENTS**  
**INFORMATION FOR FILING WITH THE REGISTRAR**  
**FOR THE YEAR ENDED 31 MARCH 2019**

**SNH PROPERTIES LIMITED**  
**REGISTERED NUMBER: 07889812**

**BALANCE SHEET**  
**AS AT 31 MARCH 2019**

	Note	2019 £	2018 £
<b>Fixed assets</b>			
Investment property	4	4,025,023	4,025,023
		<u>4,025,023</u>	<u>4,025,023</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	5	73,002	73,002
Cash at bank and in hand	6	3,450	3,335
		<u>76,452</u>	<u>76,337</u>
Creditors: amounts falling due within one year	7	(4,094,013)	(4,089,540)
<b>Net current liabilities</b>		<u>(4,017,561)</u>	<u>(4,013,203)</u>
<b>Total assets less current liabilities</b>		<u>7,462</u>	<u>11,820</u>
<b>Net assets</b>		<u><u>7,462</u></u>	<u><u>11,820</u></u>
<b>Capital and reserves</b>			
Called up share capital		98	98
Profit and loss account		7,364	11,722
		<u><u>7,462</u></u>	<u><u>11,820</u></u>

The director considers 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 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 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 18 November 2019.

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**SNH PROPERTIES LIMITED**  
**REGISTERED NUMBER: 07889812**

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**BALANCE SHEET (CONTINUED)**  
**AS AT 31 MARCH 2019**

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**S J Pittman**

Director

The notes on pages 3 to 6 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019

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**1. Accounting policies**

**1.1 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 following principal accounting policies have been applied:

**1.2 Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

**Sale of goods**

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the Company has transferred the significant risks and rewards of ownership to the buyer;
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

**Rendering of services**

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

**1.3 Finance costs**

Finance costs are charged to the Statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019

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**1. Accounting policies (continued)**

**1.4 Taxation**

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.

**1.5 Investment property**

Investment property is carried at fair value determined annually by external valuers 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 Statement of comprehensive income.

**1.6 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**1.7 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.

**1.8 Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**1.9 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.

**1.10 Dividends**

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

**SNH PROPERTIES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2019**

**2. General information**

The company is a private limited company incorporated in England and Wales. Its principal place of business is 35 Hallmead Road, Sutton, Surrey SM1 1RD.

**3. Employees**

The average monthly number of employees, including directors, during the year was 1 (2018 - 1).

**4. Investment property**

	<b>Freehold investment property £</b>
<b>Valuation</b>	
At 1 April 2018	4,025,023
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<b>At 31 March 2019</b>	<b>4,025,023</b>
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The 2019 valuations were made by the director, on an open market value for existing use basis.

**5. Debtors**

	<b>2019 £</b>	<b>2018 £</b>
Amounts owed by group undertakings	73,002	73,002
	<hr/>	<hr/>
	<b>73,002</b>	<b>73,002</b>
	<hr/> <hr/>	<hr/> <hr/>

**6. Cash and cash equivalents**

	<b>2019 £</b>	<b>2018 £</b>
Cash at bank and in hand	3,450	3,335
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	<b>3,450</b>	<b>3,335</b>
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SNH PROPERTIES LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
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7. Creditors: Amounts falling due within one year

	2019	2018
	£	£
Amounts owed to group undertakings	595,963	566,490
Corporation tax	29,472	29,473
Pension fund loan payable	-	(1)
Other creditors	3,467,858	3,492,858
Accruals and deferred income	720	720
	<u>4,094,013</u>	<u>4,089,540</u>

8. Controlling party

The ultimate controlling party is Mr S J Pittman.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.