

**Company Registration No. 10663480 (England and Wales)**

**ACCORD PROPERTY HOLDINGS LIMITED**

**UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**30 SEPTEMBER 2021**

**PAGES FOR FILING WITH REGISTRAR**

**Approved for filing on behalf of the company**

**The Granary  
Hones Yard  
1 Waverley Lane  
Farnham  
Surrey  
GU9 8BB**

**ACCORD PROPERTY HOLDINGS LIMITED**

**CONTENTS**

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	<b>Page</b>
Company information	1
Balance sheet	2 - 3
Notes to the financial statements	4 - 8

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**ACCORD PROPERTY HOLDINGS LIMITED**

**COMPANY INFORMATION**

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**Directors** Mr I. Coulman  
Mr P. Selous-Hodges

**Company number** 10663480

**Registered office** 33 Bridge Street  
Leatherhead  
Surrey  
KT22 8BN

**Accountants** TC Group  
The Granary  
Hones Yard  
1 Waverley Lane  
Farnham  
Surrey  
GU9 8BB

**ACCORD PROPERTY HOLDINGS LIMITED**

**BALANCE SHEET**

**AS AT 30 SEPTEMBER 2021**

		2021	2020
	Notes	£	£
<b>Fixed assets</b>			
Investment properties	3	811,395	811,395
<b>Current assets</b>			
Debtors	4	3,358	19,646
Cash at bank and in hand		42,555	33,370
		<u>45,913</u>	<u>53,016</u>
<b>Creditors: amounts falling due within one year</b>	5	<u>(74,235)</u>	<u>(95,981)</u>
<b>Net current liabilities</b>		<u>(28,322)</u>	<u>(42,965)</u>
<b>Total assets less current liabilities</b>		<u>783,073</u>	<u>768,430</u>
<b>Creditors: amounts falling due after more than one year</b>	6	-	(218,108)
<b>Net assets</b>		<u>783,073</u>	<u>550,322</u>
<b>Capital and reserves</b>			
Called up share capital	7	100	100
Profit and loss reserves		782,973	550,222
<b>Total equity</b>		<u>783,073</u>	<u>550,322</u>

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

**ACCORD PROPERTY HOLDINGS LIMITED**

**BALANCE SHEET (CONTINUED)**

**AS AT 30 SEPTEMBER 2021**

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For the financial year ended 30 September 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 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.

The financial statements were approved by the board of directors and authorised for issue on 25 May 2022 and are signed on its behalf by:

Mr I. Coulman  
Director

Mr P. Selous-Hodges  
Director

**Company Registration No. 10663480**

The notes on pages 4 to 8 form part of these financial statements

**ACCORD PROPERTY HOLDINGS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 30 SEPTEMBER 2021**

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**1 Accounting policies**

**Company information**

Accord Property Holdings Limited is a private company limited by shares incorporated in England and Wales. The registered office is 33 Bridge Street, Leatherhead, Surrey, KT22 8BN.

**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 Going concern**

The directors have assessed the impact of the Covid-19 pandemic and believe that they have taken sufficient steps and have adequate resources in place to continue trading for at least twelve months from the date that these financial statements are signed.

**1.3 Turnover**

Revenue represents rents receivable for the year from the investment property.

**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. The surplus or deficit on revaluation is recognised in profit or loss.

**1.5 Cash at bank and in hand**

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.

ACCORD PROPERTY HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2021

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**1 Accounting policies**

**(Continued)**

**1.6 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.

***Classification of financial liabilities***

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

***Basic financial liabilities***

Basic financial liabilities, including creditors, bank loans and loans from fellow group companies 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.

**1.7 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.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

ACCORD PROPERTY HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2021

**1 Accounting policies**

(Continued)

**1.8 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.

**2 Employees**

The average monthly number of persons (including directors) employed by the company during the year was:

	2021 Number	2020 Number
Total	2	2

**3 Investment property**

2021  
£

**Fair value**

At 1 October 2020 and 30 September 2021

811,395

The investment property was valued by the director on 30 September 2021 on an open market basis.



**ACCORD PROPERTY HOLDINGS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**4 Debtors**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year:</b>		
Trade debtors	-	19,546
Other debtors	3,358	100
	<u>3,358</u>	<u>19,646</u>
	<u><u>3,358</u></u>	<u><u>19,646</u></u>

**5 Creditors: amounts falling due within one year**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Bank loans	-	27,547
Trade creditors	-	1,463
Corporation tax	54,690	47,670
Other taxation and social security	-	3,013
Other creditors	19,545	16,288
	<u>74,235</u>	<u>95,981</u>
	<u><u>74,235</u></u>	<u><u>95,981</u></u>

**6 Creditors: amounts falling due after more than one year**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	-	218,108
	<u>-</u>	<u>218,108</u>
	<u><u>-</u></u>	<u><u>218,108</u></u>

**7 Called up share capital**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
100 Ordinary shares of £1 each	100	100
	<u>100</u>	<u>100</u>
	<u><u>100</u></u>	<u><u>100</u></u>

**ACCORD PROPERTY HOLDINGS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 30 SEPTEMBER 2021**

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**8 Related party transactions**

During the year, the company rented its investment property to an entity under common control. During the year, the company made sales to the related entity amounting to £65,150 (2020 - £65,151). At the year end, the company owed £19,545 (2020 - due from £19,545) to the related entity. This amount can be seen within trade creditors.

During the year the intercompany loan was written off by the related entity totalling £235,000 (2020 - £199,999).

**9 Parent company**

The company was under the control of the directors throughout the current and previous year by virtue of their shareholding.

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.