

**RHR Property (Devon) Limited**  
**Annual Report and Unaudited Financial Statements**  
**Year Ended 30 June 2020**

**Registration number: 11399955**

# RHR Property (Devon) Limited

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# **RHR Property (Devon) Limited**

## **Company Information**

**Director** Ms J M Horth

**Registered office** Centenary House  
Peninsula Park  
Rydon Lane  
Exeter  
EX2 7XE

**Accountants** Francis Clark LLP  
Centenary House  
Peninsula Park  
Rydon Lane  
Exeter  
EX2 7XE

# RHR Property (Devon) Limited

## Balance Sheet

30 June 2020

	Note	2020 £	2019 £
<b>Fixed assets</b>			
Tangible assets	<u>4</u>	544	707
Investment property	<u>5</u>	158,082	158,082
		<u>158,626</u>	<u>158,789</u>
<b>Current assets</b>			
Debtors	<u>6</u>	300,520	166,737
Cash at bank and in hand		12,621	4,966
		<u>313,141</u>	<u>171,703</u>
<b>Creditors:</b> Amounts falling due within one year	<u>7</u>	(438,506)	(320,514)
<b>Net current liabilities</b>		<u>(125,365)</u>	<u>(148,811)</u>
<b>Net assets</b>		<u>33,261</u>	<u>9,978</u>
<b>Capital and reserves</b>			
Called up share capital		100	100
Profit and loss account		33,161	9,878
<b>Total equity</b>		<u>33,261</u>	<u>9,978</u>

# RHR Property (Devon) Limited

## Balance Sheet

30 June 2020

For the financial year ending 30 June 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The director acknowledges her responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared and delivered in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the director on 9 December 2020

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Ms J M Horth

Director

Company Registration Number: 11399955

# **RHR Property (Devon) Limited**

## **Notes to the Financial Statements**

**Year Ended 30 June 2020**

### **1 General information**

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

Centenary House  
Peninsula Park  
Rydon Lane  
Exeter  
EX2 7XE

The principal place of business is:

Farthings  
Gosford  
Ottery st Mary  
EX11 1LX

These financial statements were authorised for issue by the director on 9 December 2020.

### **2 Accounting policies**

#### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### **Statement of compliance**

These financial statements have been prepared in accordance with Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', including Section 1A, and the Companies Act 2006. There are no material departures from FRS 102.

#### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value. There is no material impact on the reported financial position and financial performance.

#### **Going concern**

The director of RHR Property Limited has considered the impact of COVID-19.

In the opinion of the director, the company has sufficient working capital within existing facilities to continue to trade for the foreseeable future, and therefore the accounts have been prepared on a going concern basis.

#### **Revenue recognition**

Turnover comprises the fair value of rental income receivable in the ordinary course of the company's activities.

The company recognises revenue:

In the period to which it relates with accrued and deferred income being adjusted as necessary.

# **RHR Property (Devon) Limited**

## **Notes to the Financial Statements**

### **Year Ended 30 June 2020**

#### **Tax**

Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current corporation tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

#### **Tangible assets**

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

#### **Depreciation**

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Office equipment	20% straight line

#### **Investment property**

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

#### **Defined contribution pension obligation**

A defined contribution plan is a pension plan under which fixed contributions are paid into a pension fund and the company has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised as employee benefit expense when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

# **RHR Property (Devon) Limited**

## **Notes to the Financial Statements**

**Year Ended 30 June 2020**

### **Financial instruments**

#### ***Classification***

The company holds the following financial instruments:

- Short term other debtors and creditors;
- Cash and bank balances.

All financial instruments are classified as basic.

#### ***Recognition and measurement***

The company has chosen to apply the recognition and measurement principles in FRS102.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument and derecognised when in the case of assets, the contractual rights to cash flows from the assets expire or substantially all the risks and rewards of ownership are transferred to another party, or in the case of liabilities, when the company's obligations are discharged, expire or are cancelled.

Except for bank loans, such instruments are initially measured at transaction price, including transaction costs, and are subsequently carried at the undiscounted amount of the cash or other consideration expected to be paid or received, after taking account of impairment adjustments.

### **3 Staff numbers**

The average number of persons employed by the company (including the director) during the year, was 0 (2019 - 0).

There were no contracts of employment during the year to 30 June 2020, (2019 - 0).



# RHR Property (Devon) Limited

## Notes to the Financial Statements

Year Ended 30 June 2020

### 4 Tangible assets

	Office equipment £	Total £
<b>Cost or valuation</b>		
At 1 July 2019	816	816
At 30 June 2020	816	816
<b>Depreciation</b>		
At 1 July 2019	109	109
Charge for the year	163	163
At 30 June 2020	272	272
<b>Carrying amount</b>		
At 30 June 2020	544	544
At 30 June 2019	707	707

### 5 Investment properties

	2020 £
At 1 July	158,082

The property was valued at the year end by the director on an open market basis. The fair value was deemed to be materially equal to the existing carrying value.

### 6 Debtors

	2020 £	2019 £
Other debtors	300,425	166,636
Prepayments	95	101
	300,520	166,737

# RHR Property (Devon) Limited

## Notes to the Financial Statements

Year Ended 30 June 2020

### 7 Creditors

	2020 £	2019 £
<b>Due within one year</b>		
Corporation tax	5,500	2,300
Other creditors	430,756	315,308
Accrued expenses	1,200	1,440
Deferred income	1,050	1,466
	<u>438,506</u>	<u>320,514</u>

### 8 Share capital

#### Allotted, called up and fully paid shares

	No.	2020 £	No.	2019 £
Ordinary shares of of £1 each	100	100	100	100

### 9 Related party transactions

#### Transactions with directors

At the year end an amount of £430,756 (2019: £315,308) was owed by the company to the director.

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.