

RHR PROPERTY (DEVON) LIMITED
Unaudited Financial Statements
For the financial year ended 30 June 2022
Pages for filing with the registrar

RHR PROPERTY (DEVON) LIMITED
UNAUDITED FINANCIAL STATEMENTS
For the financial year ended 30 June 2022

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RHR PROPERTY (DEVON) LIMITED
COMPANY INFORMATION
For the financial year ended 30 June 2022

DIRECTOR

Ms J M Horth

REGISTERED OFFICE

Centenary House Peninsula Park
Rydon Lane
Exeter
EX2 7XE
United Kingdom

COMPANY NUMBER

11399955 (England and Wales)

CHARTERED ACCOUNTANTS

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

RHR PROPERTY (DEVON) LIMITED
BALANCE SHEET
As at 30 June 2022

	Note	2022	2021
		£	£
Fixed assets			
Tangible assets	3	947	817
Investment property	4	158,082	158,082
		159,029	158,899
Current assets			
Debtors	5	305,163	321,688
Cash at bank and in hand		21,247	9,572
		326,410	331,260
Creditors: amounts falling due within one year	6	(403,644)	(431,581)
Net current liabilities		(77,234)	(100,321)
Total assets less current liabilities		81,795	58,578
Net assets		81,795	58,578
Capital and reserves			
Called-up share capital	7	100	100
Profit and loss account		81,695	58,478
Total shareholder's funds		81,795	58,578

For the financial year ending 30 June 2022 the Company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

- The member has not required the Company to obtain an audit of its financial statements for the financial year in accordance with section 476;
- The director acknowledges their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements; and
- These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime and a copy of the Profit and Loss Account has not been delivered.

The financial statements of RHR Property (Devon) Limited (registered number: 11399955) were approved and authorised for issue by the Director on 19 January 2023. They were signed on its behalf by:

Ms J M Horth
Director

RHR PROPERTY (DEVON) LIMITED
NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 30 June 2022

1. Accounting policies

The principal accounting policies are summarised below. They have all been applied consistently throughout the financial year and to the preceding financial year, unless otherwise stated.

General information and basis of accounting

RHR Property (Devon) Limited (the Company) is a private company, limited by shares, incorporated in the England and Wales under the Companies Act 2006 and is registered in England and Wales.

The address of the Company's registered office:

Centenary House
Peninsula Park
Rydon Lane
Exeter
EX2 7XE

The principal place of business is:

Farthings
Gosford
Ottery St Mary
EX11 1LX

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 items at fair value, and in accordance with Section 1A of Financial Reporting Standard 102 (FRS 102) 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' issued by the Financial Reporting Council and the requirements of the Companies Act 2006.

The financial statements are presented in pounds sterling which is the functional currency of the company and rounded to the nearest £.

Turnover

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.

Employee benefits

Defined contribution schemes

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

Taxation

Current tax

Current tax is provided at amounts expected to be paid (or recoverable) using the tax rates and laws that have been enacted or substantively enacted at the Balance Sheet date.

Tangible fixed assets

Tangible fixed assets are stated at cost or valuation, net of depreciation and any provision for impairment. Depreciation is provided on all tangible fixed assets, other than investment property and freehold land, at rates calculated to write off the cost or valuation, less estimated residual value, of each asset on a straight-line basis over its expected useful life, as follows:

Office equipment	5 years straight line
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Residual value represents the estimated amount which would currently be obtained from disposal of an asset, after deducting estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life.

Investment property

Investment property is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at each reporting date with changes in fair value recognised in profit or loss.

Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

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.

Financial assets and liabilities are only offset in the Balance Sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets receivable within one year, such as trade debtors and bank balances, are measured at transaction price less any impairment.

Financial assets are derecognised when and only when the contractual rights to the cash flows from the financial asset expire or are settled, or the Company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or the Company, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Basic financial liabilities

Basic financial liabilities that have no stated interest rate and are payable within one year, such as trade creditors, are measured at transaction price.

Other basic financial liabilities are measured at amortised cost.

2. Employees

	2022	2021
	Number	Number
Monthly average number of persons employed by the Company during the year, including the director	1	1

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NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 30 June 2022

3. Tangible assets

	Office equipment	Total
	£	£
Cost		
At 01 July 2021	1,361	1,361
Additions	439	439
At 30 June 2022	1,800	1,800
Accumulated depreciation		
At 01 July 2021	544	544
Charge for the financial year	309	309
At 30 June 2022	853	853
Net book value		
At 30 June 2022	947	947
At 30 June 2021	817	817

4. Investment property

	Investment property
	£
Valuation	
As at 01 July 2021	158,082
As at 30 June 2022	158,082

Valuation

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.

5. Debtors

	2022	2021
	£	£
Prepayments	163	311
Other debtors	305,000	321,377
	305,163	321,688

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6. Creditors: amounts falling due within one year

	2022	2021
	£	£
Corporation tax	5,600	5,950
Other creditors	398,044	425,631
	403,644	431,581

7. Called-up share capital

	2022	2021
	£	£
Allotted, called-up and fully-paid		
100 Ordinary shares of £ 1.00 each	100	100

8. Related party transactions

Transactions with the entity's director

	2022	2021
	£	£
Loan due to director, interest free and repayable on demand	395,461	423,220

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.