

J. L. G. Investments Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 31 March 2019

Sable & Argent Limited
Chartered Accountants
2 Elvetham Crescent
Fleet
Hampshire
GU51 1BU

J. L. G. Investments Limited

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J. L. G. Investments Limited

Company Information

Directors
Mr J S Godfrey
Mr C R Godfrey
Mr W Stanton
Mrs A Godfrey
Mrs J F Mowat
Mr R S Godfrey
Mr A R Godfrey

Company secretary Mrs A Godfrey

Registered office
3 Claridge Court
Lower Kings Road
Berkhamsted
Hertfordshire
HP4 2AE

Accountants
Sable & Argent Limited
Chartered Accountants
2 Elvetham Crescent
Fleet
Hampshire
GU51 1BU

J. L. G. Investments Limited

**(Registration number: 00401798)
Balance Sheet as at 31 March 2019**

	Note	2019 £	2018 £
Fixed assets			
Tangible assets	4	94,720	113,780
Investment property	5	9,215,000	15,025,000
Investments	6	100	390
		<u>9,309,820</u>	<u>15,139,170</u>
Current assets			
Debtors	7	7,825,420	5,246,659
Cash at bank and in hand		5,969,453	1,210,818
		<u>13,794,873</u>	<u>6,457,477</u>
Creditors: Amounts falling due within one year	8	<u>(850,532)</u>	<u>(607,610)</u>
Net current assets		<u>12,944,341</u>	<u>5,849,867</u>
Total assets less current liabilities		22,254,161	20,989,037
Creditors: Amounts falling due after more than one year	8	(7,006,545)	(7,168,516)
Provisions for liabilities		<u>(281,067)</u>	<u>(268,017)</u>
Net assets		<u>14,966,549</u>	<u>13,552,504</u>
Capital and reserves			
Called up share capital	9	1,238,000	1,238,000
Other reserves		3,552,152	11,581,566
Profit and loss account		10,176,397	732,938
		<u>14,966,549</u>	<u>13,552,504</u>

For the financial year ending 31 March 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' 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 directors acknowledge their 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 in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the Board on 22 July 2019 and signed on its behalf by:

The notes on pages [4](#) to [10](#) form an integral part of these financial statements.
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J. L. G. Investments Limited

(Registration number: 00401798)
Balance Sheet as at 31 March 2019

Mr C R Godfrey
Director

Mr W Stanton
Director

The notes on pages [4](#) to [10](#) form an integral part of these financial statements.
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J. L. G. Investments Limited

Notes to the Financial Statements for the Year Ended 31 March 2019

1 General information

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

The address of its registered office is:

3 Claridge Court
Lower Kings Road
Berkhamsted
Hertfordshire
HP4 2AE
United Kingdom

These financial statements were authorised for issue by the Board on 22 July 2019.

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 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

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.

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for letting of property in the period, net of value added tax.

The company recognises revenue from property in the period to which it relates.

Tax

The tax expense for the period comprises current and deferred 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 income 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.

Deferred tax is recognised in respect of all timing differences between taxable profits and profits reported in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference.

J. L. G. Investments Limited

Notes to the Financial Statements for the Year Ended 31 March 2019

Tangible assets

Tangible assets are stated in the statement of financial position 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:

Asset class	Depreciation method and rate
Motor vehicles	25% p.a. on cost
Fixtures and equipment	10% p.a. on cost
Other property, plant and equipment	10% p.a. on cost

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate and with reference to the rents receivable, determined annually by the directors but with reference to periodic valuations by external independent valuers in accordance with the requirements of the company's bankers. 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.

Investments

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.

Interest income on debt securities, where applicable, is recognised in income using the effective interest method. Dividends on equity securities are recognised in income when receivable.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade debtors

Trade debtors are amounts due from tenants in respect of property lettings and property services provided to tenants in the accounting period. Trade debtors are recognised at the transaction price less a provision for bad debts where it is probable that the amount may not be recovered.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

J. L. G. Investments Limited

Notes to the Financial Statements for the Year Ended 31 March 2019

Borrowings

Interest-bearing borrowings due after more than one year are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Borrowings due within one year are included at the transaction value.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Dividends

Dividend distribution to the company's shareholders is recognised as a liability in the financial statements in the reporting period in which the dividends are declared.

3 Staff numbers

The average number of people (including directors) employed by the company in the year was 10 (2018: 10).

J. L. G. Investments Limited

Notes to the Financial Statements for the Year Ended 31 March 2019

4 Tangible assets

	Fixtures and equipment £	Motor vehicles £	Other property, plant and equipment £	Total £
Cost or valuation				
At 1 April 2018	50,376	60,794	83,826	194,996
At 31 March 2019	50,376	60,794	83,826	194,996
Depreciation				
At 1 April 2018	49,376	23,614	8,226	81,216
Charge for the year	-	10,660	8,400	19,060
At 31 March 2019	49,376	34,274	16,626	100,276
Carrying amount				
At 31 March 2019	1,000	26,520	67,200	94,720
At 31 March 2018	1,000	37,180	75,600	113,780

5 Investment properties

	2019 £
At 1 April	15,025,000
Disposals	(7,275,000)
Fair value adjustments	1,465,000
At 31 March	9,215,000

The investment properties are revalued annually by the directors by reference to both rental income yields and the market value of other properties similar to those held by the company, and taking account of periodic professional valuations.

At the year end the properties were valued by two independent valuers. The average of the values has been used in these accounts.

J. L. G. Investments Limited

Notes to the Financial Statements for the Year Ended 31 March 2019

6 Investments

	2019	2018
	£	£
Investments in subsidiaries	<u>100</u>	<u>390</u>
Subsidiaries		£
Cost or valuation		
At 1 April 2018		390
Disposals		<u>(290)</u>
At 31 March 2019		<u>100</u>
Carrying amount		
At 31 March 2019		<u><u>100</u></u>
At 31 March 2018		<u><u>390</u></u>

Details of undertakings

Details of the investments (including principal place of business of unincorporated entities) in which the company holds 20% or more of the nominal value of any class of share capital are as follows:

Undertaking	Registered office	Holding	Proportion of voting rights and shares held	
			2019	2018
Subsidiary undertakings				
Amadeus Properties Limited	3 Claridge Court, Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AE England	ordinary shares	100%	100%
D'Arcy Court (Billericay) Management Company Limited	3 Claridge Court, Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AE England	ordinary shares	0%	100%

J. L. G. Investments Limited

Notes to the Financial Statements for the Year Ended 31 March 2019

7 Debtors

	Note	2019 £	2018 £
Trade debtors		43,102	128,572
Amounts owed by group undertakings		4,616,235	5,049,122
Other debtors		3,166,083	68,965
		<hr/>	<hr/>
Total current trade and other debtors		<u>7,825,420</u>	<u>5,246,659</u>

8 Creditors

Creditors: amounts falling due within one year

	Note	2019 £	2018 £
Due within one year			
Bank loans and overdrafts	11	200,000	200,000
Taxation and social security		29,936	35,471
Accruals and deferred income		297,668	367,037
Other creditors		322,928	5,102
		<hr/>	<hr/>
		<u>850,532</u>	<u>607,610</u>

Creditors: amounts falling due after more than one year

	Note	2019 £	2018 £
Due after one year			
Loans and borrowings	11	7,006,545	7,168,516
		<hr/>	<hr/>

9 Share capital

Allotted, called up and fully paid shares

	2019		2018	
	No.	£	No.	£
Ordinary shares of £1 each	1,235,000	1,235,000	1,235,000	1,235,000
4.2% Preference shares of £1 each	3,000	3,000	3,000	3,000
	<hr/>	<hr/>	<hr/>	<hr/>
	<u>1,238,000</u>	<u>1,238,000</u>	<u>1,238,000</u>	<u>1,238,000</u>

J. L. G. Investments Limited

Notes to the Financial Statements for the Year Ended 31 March 2019

10 Reserves

In accordance with the company's previous articles of association, the company maintained a separate reserve (called "other reserves") for the realised net gains from the sale of its investment properties. Following a change of the articles during the current year this reserve has become part of the company's retained profits. The company also maintains a separate reserve (called "non-distributable reserve") for the unrealised gains which are the aggregate of increases and decreases in the value of the company's current portfolio of investment properties, less the deferred tax that has been provided on these gains.

11 Loans and borrowings

	2019	2018
	£	£
Non-current loans and borrowings		
Bank borrowings	<u>7,006,545</u>	<u>7,168,516</u>
	2019	2018
	£	£
Current loans and borrowings		
Bank borrowings	<u>200,000</u>	<u>200,000</u>

Bank borrowings

The company's bank loan is denominated in sterling with a nominal interest rate of 2.5% above LIBOR, and the final instalment is due on 22 December 2022. The carrying amount at year end is £7,206,545 (2018: £7,368,516).

The company's bank loan is jointly secured over specific properties owned by the company and by its subsidiary.