

REGISTERED NUMBER: 03806980 (England and Wales)

Strategic Report, Report of the Directors and
Financial Statements For The Year Ended 31 December 2019
for
GEM Estate Management Limited

GEM Estate Management Limited (Registered number: 03806980)

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For The Year Ended 31 December 2019

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GEM Estate Management Limited
Company Information
For The Year Ended 31 December 2019

DIRECTORS: Mr R G Burnand
Mr N F Burnand

SECRETARY: Ms T Cooney

REGISTERED OFFICE: Thamesbourne Lodge
Station Road
Bourne End
Buckinghamshire
SL8 5QH

REGISTERED NUMBER: 03806980 (England and Wales)

AUDITORS: Cottons Accountants LLP
Statutory Auditors
The Stables
Church Walk
Daventry
Northamptonshire
NN11 4BL

GEM Estate Management Limited (Registered number: 03806980)

Strategic Report
For The Year Ended 31 December 2019

The directors present their strategic report for the year ended 31 December 2019.

REVIEW OF BUSINESS

Principal activity and review of the business

The principal activity of the company in the year under review was that of Managing Agents of residential property.

Business review

The directors are satisfied with the performance of the company during the year. Turnover was £1,595,310 (2018: £1,688,214), a decrease of 5.5%, while profit before tax was £474,175 (2018: £405,468), an increase of 16.9%

The figures should be seen in the context of the overall Group performance, as they reflect a continuing rationalisation of the Group's specialist services into separate companies within the group.

The Board anticipates the Company will continue to perform satisfactorily in future.

PRINCIPAL RISKS AND UNCERTAINTIES

In common with many industry sectors, the market continues to become more competitive. The Directors are focused on offering a high-quality service and will not compromise this philosophy in the pursuit of uneconomic business.

ON BEHALF OF THE BOARD:

Mr R G Burnand - Director

8 July 2020

GEM Estate Management Limited (Registered number: 03806980)

Report of the Directors
For The Year Ended 31 December 2019

The directors present their report with the financial statements of the company for the year ended 31 December 2019.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of residential property managing agents.

DIVIDENDS

No dividends will be distributed for the year ended 31 December 2019.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2019 to the date of this report.

Mr R G Burnand
Mr N F Burnand

Other changes in directors holding office are as follows:

Qdime Limited - resigned 9 May 2019

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Strategic Report, the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

GEM Estate Management Limited (Registered number: 03806980)

Report of the Directors
For The Year Ended 31 December 2019

AUDITORS

The auditors, Cottons Accountants LLP, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

ON BEHALF OF THE BOARD:

Mr R G Burnand - Director

8 July 2020

**Report of the Independent Auditors to the Members of
GEM Estate Management Limited**

Opinion

We have audited the financial statements of GEM Estate Management Limited (the 'company') for the year ended 31 December 2019 which comprise the Income Statement, Other Comprehensive Income, Balance Sheet, Statement of Changes in Equity and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information in the Strategic Report and the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material

material
misstatement in the financial statements or a material misstatement of the other information. If, based
on the work we
have performed, we conclude that there is a material misstatement of this other information, we are
required to report
that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic Report and the Report of the Directors for the financial year
for which the
financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Report of the Directors have been prepared in accordance with
applicable legal
requirements.

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**Report of the Independent Auditors to the Members of
GEM Estate Management Limited**

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report or the Report of the Directors.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from
- branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on page three, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Richard Wilch, FCCA (Senior Statutory Auditor)
for and on behalf of Cottons Accountants LLP
Statutory Auditors
The Stables
Church Walk
Daventry
Northamptonshire
NN11 4BL

9 July 2020

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GEM Estate Management Limited (Registered number: 03806980)

Income Statement
For The Year Ended 31 December 2019

	Notes	31/12/19 £	31/12/18 £
TURNOVER		1,595,310	1,688,214
Cost of sales		<u>814,757</u>	<u>843,480</u>
GROSS PROFIT		780,553	844,734
Administrative expenses		<u>309,697</u>	<u>440,443</u>
OPERATING PROFIT	4	470,856	404,291
Interest receivable and similar income		<u>3,319</u>	<u>1,177</u>
PROFIT BEFORE TAXATION		474,175	405,468
Tax on profit	5	<u>90,528</u>	<u>77,396</u>
PROFIT FOR THE FINANCIAL YEAR		<u><u>383,647</u></u>	<u><u>328,072</u></u>

GEM Estate Management Limited (Registered number: 03806980)

Other Comprehensive Income
For The Year Ended 31 December 2019

	31/12/19 £	31/12/18 £
Notes		
PROFIT FOR THE YEAR	383,647	328,072
OTHER COMPREHENSIVE INCOME	<u>-</u>	<u>-</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	<u>383,647</u>	<u>328,072</u>

GEM Estate Management Limited (Registered number: 03806980)

Balance Sheet
31 December 2019

	Notes	£	31/12/19 £	£	31/12/18 £
FIXED ASSETS					
Tangible assets	6		17,427		33,052
CURRENT ASSETS					
Debtors	7	1,936,190		1,650,778	
Cash at bank		<u>283,781</u>		<u>158,773</u>	
		2,219,971		1,809,551	
CREDITORS					
Amounts falling due within one year	8	<u>408,603</u>		<u>397,455</u>	
NET CURRENT ASSETS			<u>1,811,368</u>		<u>1,412,096</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>1,828,795</u>		<u>1,445,148</u>
CAPITAL AND RESERVES					
Called up share capital	10		225		225
Retained earnings	11		<u>1,828,570</u>		<u>1,444,923</u>
SHAREHOLDERS' FUNDS			<u>1,828,795</u>		<u>1,445,148</u>

The financial statements were approved by the Board of Directors and authorised for issue on 8 July 2020 and were signed on its behalf by:

Mr R G Burnand - Director

Mr N F Burnand - Director

GEM Estate Management Limited (Registered number: 03806980)

Statement of Changes in Equity
For The Year Ended 31 December 2019

	Called up share capital £	Retained earnings £	Total equity £
Balance at 1 January 2018	225	1,116,851	1,117,076
Changes in equity			
Total comprehensive income	-	328,072	328,072
Balance at 31 December 2018	<u>225</u>	<u>1,444,923</u>	<u>1,445,148</u>
Changes in equity			
Total comprehensive income	-	383,647	383,647
Balance at 31 December 2019	<u>225</u>	<u>1,828,570</u>	<u>1,828,795</u>

GEM Estate Management Limited (Registered number: 03806980)

Notes to the Financial Statements
For The Year Ended 31 December 2019

1. **STATUTORY INFORMATION**

GEM Estate Management Limited is a private company, limited by shares, registered in England and Wales.

The company's registered number and registered office address can be found on the Company Information page.

2. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

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" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Financial Reporting Standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows.

Related party exemption

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Turnover

Turnover represents net invoiced sales of services, excluding value added tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 25% on reducing balance
Motor vehicles	- 25% on reducing balance
Computer equipment	- 33% on reducing balance

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to

reversal of the timing difference.

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

GEM Estate Management Limited (Registered number: 03806980)

Notes to the Financial Statements - continued
For The Year Ended 31 December 2019

2. **ACCOUNTING POLICIES - continued**

Pension costs and other post-retirement benefits

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

3. **EMPLOYEES AND DIRECTORS**

	31/12/19	31/12/18
	£	£
Wages and salaries	730,788	757,337
Social security costs	57,222	62,873
Other pension costs	<u>26,747</u>	<u>23,270</u>
	<u><u>814,757</u></u>	<u><u>843,480</u></u>

The average number of employees during the year was as follows:

	31/12/19	31/12/18
Administration	<u>35</u>	<u>36</u>

	31/12/19	31/12/18
	£	£
Directors' remuneration	<u>-</u>	<u>-</u>

4. **OPERATING PROFIT**

The operating profit is stated after charging:

	31/12/19	31/12/18
	£	£
Depreciation - owned assets	18,259	18,225
Auditors' rem	<u>11,329</u>	<u>7,140</u>

5. **TAXATION**

Analysis of the tax charge

The tax charge on the profit for the year was as follows:

	31/12/19	31/12/18
	£	£
Current tax:		
UK corporation tax	92,675	79,070
Deferred tax	<u>(2,147)</u>	<u>(1,674)</u>
Tax on profit	<u><u>90,528</u></u>	<u><u>77,396</u></u>

GEM Estate Management Limited (Registered number: 03806980)

Notes to the Financial Statements - continued
For The Year Ended 31 December 2019

6. **TANGIBLE FIXED ASSETS**

	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
COST					
At 1 January 2019	-	14,335	53,079	18,076	85,490
Additions	-	-	-	2,634	2,634
Disposals	<u>14,335</u>	<u>(14,335)</u>	-	-	-
At 31 December 2019	<u>14,335</u>	-	<u>53,079</u>	<u>20,710</u>	<u>88,124</u>
DEPRECIATION					
At 1 January 2019	-	13,181	31,059	8,198	52,438
Charge for year	2	1,152	12,750	4,355	18,259
Eliminated on disposal	<u>14,333</u>	<u>(14,333)</u>	-	-	-
At 31 December 2019	<u>14,335</u>	-	<u>43,809</u>	<u>12,553</u>	<u>70,697</u>
NET BOOK VALUE					
At 31 December 2019	-	-	<u>9,270</u>	<u>8,157</u>	<u>17,427</u>
At 31 December 2018	-	<u>1,154</u>	<u>22,020</u>	<u>9,878</u>	<u>33,052</u>

7. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31/12/19 £	31/12/18 £
Trade debtors	25,018	31,217
Amounts owed by group undertakings	1,879,990	1,600,520
Other debtors	5,337	157
Deferred tax asset	2,147	-
Prepayments	<u>23,698</u>	<u>18,884</u>
	<u>1,936,190</u>	<u>1,650,778</u>

8. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31/12/19 £	31/12/18 £
Trade creditors	6,600	6,735
Amounts owed to group undertakings	46,071	33,947
Tax	44,399	35,268
PAYE	17,687	17,142
VAT	80,440	82,306
Other creditors	-	10,710
Accruals and deferred income	<u>213,406</u>	<u>211,347</u>
	<u>408,603</u>	<u>397,455</u>

GEM Estate Management Limited (Registered number: 03806980)

Notes to the Financial Statements - continued
For The Year Ended 31 December 2019

9. **LEASING AGREEMENTS**

Minimum lease payments under non-cancellable operating leases fall due as follows:

	31/12/19	31/12/18
	£	£
Within one year	<u>-</u>	<u>84,000</u>

10. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31/12/19	31/12/18
			£	£
225	Ordinary	£1	<u>225</u>	<u>225</u>

11. **RESERVES**

	Retained earnings £
At 1 January 2019	1,444,923
Profit for the year	<u>383,647</u>
At 31 December 2019	<u>1,828,570</u>

12. **PENSION COMMITMENTS**

The company operates a defined contribution pension scheme. There were creditors relating to pension contributions at the year end of £3,657 (2018, £2,849).

13. **ULTIMATE CONTROLLING PARTY**

Qdime Corporate Holdings Limited is the immediate parent company.

Qdime Limited is the ultimate parent company undertaking, the consolidated accounts of which are available from Companies House.

