

Company Registration No. 03108320 (England and Wales)

**EDGEGRANGE PROPERTIES LTD
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 MARCH 2020
PAGES FOR FILING WITH REGISTRAR**

EDGEGRANGE PROPERTIES LTD

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EDGEGRANGE PROPERTIES LTD

BALANCE SHEET

AS AT 28 MARCH 2020

	Notes	2020		2019	
		£	£	£	£
Fixed assets					
Tangible assets	4		104,725		6,384
Investment properties	5		5,390,534		5,390,533
Investments	6		89,001		89,001
			<u>5,584,260</u>		<u>5,485,918</u>
Current assets					
Debtors	8	3,138,360		2,626,554	
Cash at bank and in hand		298,301		66,035	
		<u>3,436,661</u>		<u>2,692,589</u>	
Creditors: amounts falling due within one year	9	<u>(3,755,412)</u>		<u>(5,604,592)</u>	
Net current liabilities			<u>(318,751)</u>		<u>(2,912,003)</u>
Total assets less current liabilities			5,265,509		2,573,915
Creditors: amounts falling due after more than one year	10		<u>(2,371,731)</u>		-
Net assets			<u>2,893,778</u>		<u>2,573,915</u>
Capital and reserves					
Called up share capital	11		2		2
Profit and loss reserves			<u>2,893,776</u>		<u>2,573,913</u>
Total equity			<u>2,893,778</u>		<u>2,573,915</u>

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

For the financial year ended 28 March 2020 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.

EDGEGRANGE PROPERTIES LTD

BALANCE SHEET (CONTINUED)

AS AT 28 MARCH 2020

The financial statements were approved by the board of directors and authorised for issue on 17 March 2021 and are signed on its behalf by:

Sharad Karia
Director

Company Registration No. 03108320

EDGEGRANGE PROPERTIES LTD

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 28 MARCH 2020**

	Share capital	Profit and loss reserves	Total
	£	£	£
Balance at 29 September 2017	2	2,536,840	2,536,842
Period ended 28 March 2019:			
Profit and total comprehensive income for the period	-	37,073	37,073
Balance at 28 March 2019	2	2,573,913	2,573,915
Year ended 28 March 2020:			
Profit and total comprehensive income for the year	-	319,863	319,863
Balance at 28 March 2020	2	2,893,776	2,893,778

EDGEGRANGE PROPERTIES LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 28 MARCH 2020

1 Accounting policies

Company information

Edgegrange Properties Ltd is a private company limited by shares incorporated in England and Wales. The registered office is Millenium Business Centre, 3 Humber Road, London, NW2 6DW.

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 Turnover

Turnover represents amounts receivable for rent and service charges net of VAT. Rental income is recognised when the invoice is raised.

1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and machinery	25% on reducing balance basis
Fixtures, fittings & equipment	25% on reducing balance basis

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

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. Changes in fair value are recognised in profit or loss.

1.5 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

EDGEGRANGE PROPERTIES LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 MARCH 2020

1 Accounting policies

(Continued)

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.7 Cash and cash equivalents

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.

1.8 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.

EDGEGRANGE PROPERTIES LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 MARCH 2020

1 Accounting policies

(Continued)

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, loans from fellow group companies and preference shares 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.

1.9 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.

1.10 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.

EDGEGRANGE PROPERTIES LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 MARCH 2020

1 Accounting policies

(Continued)

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.

1.11 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

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

1.13 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leases asset are consumed.

The accounts have been prepared on a going concern basis on the assumption that the shareholders shall continue to provide financial support as and when required.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

EDGEGRANGE PROPERTIES LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 MARCH 2020

3 Employees

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

	2020 Number	2019 Number
Total	2	1

4 Tangible fixed assets

	Plant and machinery etc
	£
Cost	
At 29 March 2019	20,288
Additions	133,250
At 28 March 2020	153,538
Depreciation and impairment	
At 29 March 2019	13,904
Depreciation charged in the year	34,909
At 28 March 2020	48,813
Carrying amount	
At 28 March 2020	104,725
At 28 March 2019	6,384

5 Investment property

	2020 £
Fair value	
At 29 March 2019 and 28 March 2020	5,390,534

In the director's opinion, the carrying value of the company's investment properties as at 28 March 2020 is not significantly different from the open market fair values of those properties as at that date.

EDGEGRANGE PROPERTIES LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 MARCH 2020

6 Fixed asset investments

	2020	2019
	£	£
Shares in group undertakings and participating interests	89,001	89,001

Movements in fixed asset investments

	Shares in group undertakings
	£
Cost or valuation	
At 29 March 2019 & 28 March 2020	89,001
Carrying amount	
At 28 March 2020	89,001
At 28 March 2019	89,001

7 Subsidiaries

Details of the company's subsidiaries at 28 March 2020 are as follows:

Name of undertaking	Registered office	Class of shares held	% Held Direct
NG1 Development Ltd	England & Wales	Ordinary	100.00

8 Debtors

	2020	2019
	£	£
Amounts falling due within one year:		
Trade debtors	6,369	30,195
Amounts owed by group undertakings	279,130	68,830
Other debtors	2,852,861	2,527,529
	<u>3,138,360</u>	<u>2,626,554</u>

EDGEGRANGE PROPERTIES LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 MARCH 2020

9 Creditors: amounts falling due within one year

	2020	2019
	£	£
Bank loans	-	487,491
Trade creditors	86,114	66,381
Corporation tax	60,470	10,890
Other taxation and social security	247,787	237,890
Other creditors	3,361,041	4,801,940
	<u>3,755,412</u>	<u>5,604,592</u>

10 Creditors: amounts falling due after more than one year

	2020	2019
	£	£
Bank loans and overdrafts	2,371,731	-
	<u>2,371,731</u>	<u>-</u>

The bank loans are secured by following:

- a first legal charge over the freehold land and buildings at 88 High Street, Southend On Sea, SS1 1JN,
- a first legal charge over the freehold land and buildings at 215 Devons Road, London, E3 3AN,
- a first legal charge over the freehold land and buildings at 12 Eccleston Street, Prescot, L34 5QE,
- a first legal charge over the freehold land and buildings at Pegasus House & The Scorpio Building, Frankland Road, Blagrove, Swindon SN5 8RS.
- an unlimited debenture from the company
- an all monies guarantee from Sharad Pradip Karia for a principal amount of £100,000 plus interest and others costs.

11 Called up share capital

	2020	2019
	£	£
Ordinary share capital		
Issued and fully paid		
2 Ordinary shares of £1 each	2	2
	<u>2</u>	<u>2</u>

12 Related party transactions

EDGEGRANGE PROPERTIES LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 MARCH 2020

12 Related party transactions

(Continued)

During the year, the company had financial transactions with the following companies:

- Adimax Properties Ltd £51,246 Cr (2019 : £51,246 Cr)
- NG1 Development Ltd £279,130 Dr (2019 : 68,830 Dr)
- Pin Investment Properties Ltd £534,840 Cr (2017 : £505,104 Cr)
- Property Service Investment Ltd £2,570,401 Dr (2019 : £2,468,751 Dr)
- Access Properties Ltd £224,656 Dr (2019 : 335,344 Cr)
- SN3 Investment Limited £228,911 Cr (2019 : £401,809 Cr)

These companies are related by virtue of common directorship and shareholdings.

