

REGISTERED NUMBER: 09803378 (England and Wales)

Unaudited Financial Statements for the Year Ended 30 September 2020

for

London Green (Ashford) Limited

London Green (Ashford) Limited (Registered number: 09803378)

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for the Year Ended 30 September 2020**

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London Green (Ashford) Limited

**Company Information
for the Year Ended 30 September 2020**

DIRECTORS:	J D Green J R Tregoning
SECRETARY:	J R Tregoning
REGISTERED OFFICE:	5 Technology Park Colindeep Lane Colindale London NW9 6BX
REGISTERED NUMBER:	09803378 (England and Wales)
ACCOUNTANTS:	Grunberg & Co Limited Chartered Accountants 5 Technology Park Colindeep Lane Colindale London NW9 6BX

London Green (Ashford) Limited (Registered number: 09803378)**Statement of Financial Position
30 September 2020**

	Notes	2020		2019	
		£	£	£	£
FIXED ASSETS					
Investment property	4		5,250,000		5,150,000
CURRENT ASSETS					
Debtors	5	114,018		77,418	
Cash at bank		<u>23,461</u>		<u>1,423</u>	
		137,479		78,841	
CREDITORS					
Amounts falling due within one year	6	<u>1,133,195</u>		<u>1,085,437</u>	
NET CURRENT LIABILITIES			<u>(995,716)</u>		<u>(1,006,596)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			4,254,284		4,143,404
CREDITORS					
Amounts falling due after more than one year	7		(3,092,286)		(3,146,503)
PROVISIONS FOR LIABILITIES			<u>(265,807)</u>		<u>(258,292)</u>
NET ASSETS			<u>896,191</u>		<u>738,609</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Fair value reserve			1,293,726		1,261,688
Retained earnings			<u>(397,635)</u>		<u>(523,179)</u>
SHAREHOLDERS' FUNDS			<u>896,191</u>		<u>738,609</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2020 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The notes form part of these financial statements

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London Green (Ashford) Limited (Registered number: 09803378)

Statement of Financial Position - continued
30 September 2020

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Statement of Comprehensive Income has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 29 June 2021 and were signed on its behalf by:

J R Tregoning - Director

The notes form part of these financial statements

London Green (Ashford) Limited (Registered number: 09803378)

**Notes to the Financial Statements
for the Year Ended 30 September 2020**

1. STATUTORY INFORMATION

London Green (Ashford) 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.

The presentation currency of the financial statements is the Pound Sterling (£).

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" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover represents rental income received from the company's investment property net of value added tax. Rental income is recognised on a calendar basis.

Investment property

Investment properties are initially measured at cost, including transaction costs. Subsequently, investment properties whose fair value can be measured reliably without undue cost or effort on an on-going basis, are measured at fair value. Gains or losses arising from changes in the fair value of investment properties are included in the Income Statement, in the period in which they arise.

Investment properties whose fair value cannot be measured reliably without undue cost or effort on an on-going basis, are included other fixed assets at cost less accumulated depreciation and accumulated impairment losses.

Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors and other loans to related parties.

Financial assets that are measured at cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in profit or loss.

Debtors

Basic financial assets, including trade and other debtors, are measured at transaction price, less any impairment.

Cash and cash equivalents

Cash and cash equivalents represented by cash in hand and deposits held at call with financial institutions, are measured at amortised cost.

Creditors

Basic financial liabilities, including trade and other creditors, are recognised at transaction price.

Taxation

Taxation for the year comprises current and deferred tax. Taxation 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 taxation is recognised as the amount of tax payable, using the tax rates and laws that that have been enacted or substantively enacted by the Statement of Financial Position date.

London Green (Ashford) Limited (Registered number: 09803378)**Notes to the Financial Statements - continued
for the Year Ended 30 September 2020****2. ACCOUNTING POLICIES - continued****Deferred tax**

Deferred tax balances are recognised in respect of all timing differences that have originated, but not reversed by the Statement of Financial Position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax is determined using tax rates and laws that have been enacted, or substantively enacted by the Statement of Financial Position date.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2019 - 2).

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 October 2019	5,150,000
Additions	60,446
Revaluations	<u>39,554</u>
At 30 September 2020	<u>5,250,000</u>
NET BOOK VALUE	
At 30 September 2020	<u>5,250,000</u>
At 30 September 2019	<u>5,150,000</u>

Fair value at 30 September 2020 is represented by:

	£
Valuation in 2017	1,519,980
Valuation in 2020	39,554
Cost	<u>3,690,466</u>
	<u>5,250,000</u>

If investment property had not been revalued it would have been included at the following historical cost:

	2020 £	2019 £
Cost	<u>3,690,466</u>	<u>3,630,020</u>

Investment property was valued on an open market basis on 3 June 2021 by directors' of the company .

London Green (Ashford) Limited (Registered number: 09803378)**Notes to the Financial Statements - continued
for the Year Ended 30 September 2020****5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2020	2019
	£	£
Amounts owed by related companies	112,810	76,210
Other debtors	100	100
Prepayments and accrued income	<u>1,108</u>	<u>1,108</u>
	<u>114,018</u>	<u>77,418</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Bank loans and overdrafts	184,035	184,035
Trade creditors	-	110
Amounts owed to related companies	923,738	897,385
Accrued expenses and deferred income	<u>25,422</u>	<u>3,907</u>
	<u>1,133,195</u>	<u>1,085,437</u>

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2020	2019
	£	£
Bank loans between one to two years	184,035	184,035
Bank loans between two to five years	552,105	552,105
Bank loans more than five years	<u>2,356,146</u>	<u>2,410,363</u>
	<u>3,092,286</u>	<u>3,146,503</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more than five years	<u>2,356,146</u>	<u>2,410,363</u>

8. SECURED DEBTS

The following secured debts are included within creditors:

	2020	2019
	£	£
Bank loans	<u>3,276,321</u>	<u>3,330,538</u>

The loan is secured by fixed and floating charges dated 4 February 2016 and 2 March 2017, over the investment property held by the company.

9. RELATED PARTY DISCLOSURES

Amounts owed to and from related companies, relate to entities in which the directors have a material interest or control. These amounts are interest free and repayable on demand.

