

Company Registration No. 04469621 (England and Wales)

LYTHAM PROPERTIES LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2017

PAGES FOR FILING WITH REGISTRAR

LYTHAM PROPERTIES LIMITED

COMPANY INFORMATION

Directors	Mr P S D Dockerty Mr J Clayton
Secretary	Mr J Clayton
Company number	04469621
Registered office	7/9 Church Road Lytham St Annes FY8 5LH
Accountants	MHA Moore and Smalley Fylde House Skyways Commercial Campus Amy Johnson Way Blackpool FY4 3RS

LYTHAM PROPERTIES LIMITED

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LYTHAM PROPERTIES LIMITED

BALANCE SHEET

AS AT 30 JUNE 2017

	Notes	2017 £	£	2016 £	£
Fixed assets					
Investment properties	2		1,509,000		1,509,000
Current assets					
Debtors	3	67,272		36,034	
Cash at bank and in hand		640		1,343	
		<u>67,912</u>		<u>37,377</u>	
Creditors: amounts falling due within one year	4	<u>(710,767)</u>		<u>(25,566)</u>	
Net current (liabilities)/assets			<u>(642,855)</u>		<u>11,811</u>
Total assets less current liabilities			866,145		1,520,811
Creditors: amounts falling due after more than one year	5		(575,656)		(1,263,480)
Provisions for liabilities			<u>(23,098)</u>		<u>(32,246)</u>
Net assets			<u>267,391</u>		<u>225,085</u>
Capital and reserves					
Called up share capital	7		300		300
Profit and loss reserves	8		267,091		224,785
Total equity			<u>267,391</u>		<u>225,085</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 30 June 2017 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 Act 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.

LYTHAM PROPERTIES LIMITED

BALANCE SHEET (CONTINUED)

AS AT 30 JUNE 2017

The financial statements were approved by the board of directors and authorised for issue on 29 March 2018 and are signed on its behalf by:

Mr P S D Dockerty
Director

Company Registration No. 04469621

LYTHAM PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2017

1 Accounting policies

Company information

Lytham Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is 7/9 Church Road, Lytham St Annes, FY8 5LH.

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.

These financial statements for the year ended 30 June 2017 are the first financial statements of Lytham Properties Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 July 2015. An explanation of how transition to FRS 102 has affected the reported financial position and financial performance is given in note 9.

1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that are recoverable.

1.3 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. The surplus or deficit on revaluation is recognised in the profit and loss account.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

LYTHAM PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2017

1 Accounting policies

(Continued)

1.4 Cash at bank and in hand

Cash at bank and in hand 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.

1.5 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.

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.

1.6 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs.

Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

LYTHAM PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2017

1 Accounting policies

(Continued)

1.7 Derivatives

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to fair value at each reporting end date. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset, whereas a derivative with a negative fair value is recognised as a financial liability.

1.8 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.

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.

2 Investment property

2017
£

Fair value

At 1 July 2016 and 30 June 2017

1,509,000

The historical cost of the investment properties at the balance sheet date was £974,522 (2016, £974,522). The properties have been valued by the directors who have the necessary expertise and qualifications to do so.

LYTHAM PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2017

2 Investment property

(Continued)

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2017 £	2016 £
Cost	974,522	974,522
Accumulated depreciation	-	-
Carrying amount	<u>974,522</u>	<u>974,522</u>

3 Debtors

	2017 £	2016 £
Amounts falling due within one year:		
Other debtors	<u>54,648</u>	<u>36,034</u>
Amounts falling due after more than one year:		
Deferred tax asset	<u>12,624</u>	<u>-</u>
Total debtors	<u>67,272</u>	<u>36,034</u>

4 Creditors: amounts falling due within one year

	2017 £	2016 £
Bank loans and overdrafts	688,433	8,097
Other creditors	<u>22,334</u>	<u>17,469</u>
	<u>710,767</u>	<u>25,566</u>

5 Creditors: amounts falling due after more than one year

	2017 £	2016 £
Bank loans and overdrafts	<u>575,656</u>	<u>1,263,480</u>

The long-term loans are secured by fixed and floating charges over the undertakings present, future and all assets of the company.

LYTHAM PROPERTIES LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 30 JUNE 2017****6 Provisions for liabilities**

	2017	2016
	£	£
Deferred tax liabilities	23,098	32,246
	<u> </u>	<u> </u>

7 Called up share capital

	2017	2016
	£	£
Ordinary share capital		
Issued and fully paid		
300 Ordinary of £1 each	300	300
	<u> </u>	<u> </u>

LYTHAM PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2017

8 Profit and loss reserves

As required by FRS102, movements in the fair value of investment properties and the associated deferred tax provision are presented in the profit and loss account and therefore accumulate in profit and loss reserves. These amounts are not however realised profits for the purposes of determining the balance available for distribution and profit and loss reserves includes £562,076 (2016: £559,723) that may not legally be distributed.

9 Reconciliations on adoption of FRS 102

Reconciliation of equity

	Notes	1 July 2015 £	30 June 2016 £
Equity as reported under previous UK GAAP		250,498	257,331
Adjustments arising from transition to FRS 102:			
Deferred Taxation	1	(34,600)	(32,246)
Equity reported under FRS 102		<u>215,898</u>	<u>225,085</u>

Reconciliation of profit for the financial period

	Notes	2016 £
Profit as reported under previous UK GAAP		6,833
Adjustments arising from transition to FRS 102:		
Deferred Taxation	1	2,354
Profit reported under FRS 102		<u>9,187</u>

Notes to reconciliations on adoption of FRS 102

(1) Deferred taxation

FRS102, unlike previous UK GAAP, requires deferred tax to be provided in respect of revaluation surpluses and fair value movements. Therefore on transition to FRS102 the company has recognised a deferred tax provision of £34,600 in respect of the accumulated fair value movements on investment properties. In the comparative period to 30 June 2016 this provision reduced to £32,246, the reduction of £2,354 being recognised as a deduction from the taxation charge in the profit and loss account.

(2) Revaluation reserve

Under previous UK GAAP the fair value adjustments in respect of investment properties were accumulated in a separate revaluation reserve. FRS102 requires these fair value adjustments to be recognised in the profit and loss account and therefore to accumulate in profit and loss reserves. Therefore on transition to FRS102 on 1 July 2014 the balance on the revaluation reserve of £534,478 has been transferred to profit and loss reserves.

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.