

REGISTERED NUMBER: 06718921

Financial Statements for the Year Ended 28 February 2017
for
Alpha Properties (London) Limited

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for the Year Ended 28 February 2017**

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**Company Information
for the Year Ended 28 February 2017**

DIRECTORS:	Mr D M Cox Miss V A Cox
SECRETARY:	Miss V A Cox
REGISTERED OFFICE:	19 Queen Elizabeth Street London SE1 2LP
REGISTERED NUMBER:	06718921
ACCOUNTANTS:	Gibsons Financial Limited Chartered Accountants Foresters Hall 25/27 Westow Street Upper Norwood London SE19 3RY

Alpha Properties (London) Limited (Registered number: 06718921)

**Balance Sheet
28 February 2017**

	Notes	28/2/17 £	29/2/16 £
FIXED ASSETS			
Tangible assets	3	1,234,500	407,500
Investments	4	<u>1,050,000</u>	<u>1,050,000</u>
		<u>2,284,500</u>	<u>1,457,500</u>
CURRENT ASSETS			
Stocks		181,725	181,725
Debtors	5	167,799	302,858
Investments	6	200,000	200,000
Cash at bank and in hand		<u>107,347</u>	<u>95,014</u>
		656,871	779,597
CREDITORS			
Amounts falling due within one year	7	<u>(2,675,088)</u>	<u>(44,821)</u>
NET CURRENT (LIABILITIES)/ASSETS		<u>(2,018,217)</u>	<u>734,776</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		266,283	2,192,276
CREDITORS			
Amounts falling due after more than one year	8	<u>(343,982)</u>	<u>(2,096,190)</u>
NET (LIABILITIES)/ASSETS		<u>(77,699)</u>	<u>96,086</u>

The notes form part of these financial statements

Balance Sheet - continued
28 February 2017

	Notes	28/2/17 £	29/2/16 £
CAPITAL AND RESERVES			
Called up share capital	10	100	100
Retained earnings		(77,799)	95,986
SHAREHOLDERS' FUNDS		<u>(77,699)</u>	<u>96,086</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 28 February 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 28 February 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) 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
- (b) 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 financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

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

The financial statements were approved by the Board of Directors on 23 November 2017 and were signed on its behalf by:

Mr D M Cox - Director

**Notes to the Financial Statements
for the Year Ended 28 February 2017**

1. STATUTORY INFORMATION

Alpha Properties (London) Limited is a private company, limited by shares, registered in Not specified/Other. 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 the provisions of Section 1A "Small Entities" of 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.

Critical accounting judgements and key sources of estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The company does not consider there to be any critical judgements in applying accounting policies.

The company does not consider there to be any material sources of estimation uncertainty.

Turnover

Turnover relates to the company's share of profits from a commercial property letting Limited Liability Partnership, of which it is a member, recognised on a time-apportioned basis and; rents receivable, net of value added tax.

Tangible fixed assets

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

Short leasehold - not provided

Long leasehold - not provided

Stocks

Work in progress is valued at the lower of cost and net realisable value.

Cost is calculated using the first-in, first-out method and includes all purchase, transport, and handling costs in bringing stocks to their present location and condition.

Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other creditors and, loans from banks and other third parties.

Debt instruments which are payable or receivable within one year are measured at the undiscounted amount of cash consideration expected to be paid or received.

Debt instruments which are payable or receivable after more than one year are initially measured at the fair value of the cash consideration and thereafter at amortised cost using the effective interest method.

Notes to the Financial Statements - continued
for the Year Ended 28 February 2017

2. ACCOUNTING POLICIES - continued

Investments

Investments are stated at cost.

Borrowing costs

Finance costs are charged to the Statement of Income and Retained Earnings as incurred.

First time adoption of frs102

The policies adopted under the previous accounting framework are not materially different to FRS 102 requirements and have not impacted on equity or profit or loss.

3. TANGIBLE FIXED ASSETS

	Short leasehold £	Long leasehold £	Totals £
COST			
At 1 March 2016	15,000	392,500	407,500
Additions	-	827,000	827,000
At 28 February 2017	15,000	1,219,500	1,234,500
NET BOOK VALUE			
At 28 February 2017	15,000	1,219,500	1,234,500
At 29 February 2016	15,000	392,500	407,500

4. FIXED ASSET INVESTMENTS

	Other investments £
COST	
At 1 March 2016 and 28 February 2017	1,050,000
NET BOOK VALUE	
At 28 February 2017	1,050,000
At 29 February 2016	1,050,000

The company's fixed asset investment at the balance sheet date relates to its interest in Southend Commercial Properties LLP, incorporated in England.

Notes to the Financial Statements - continued
for the Year Ended 28 February 2017

5. DEBTORS	28/2/17 £	29/2/16 £
Amounts falling due within one year:		
Rents receivable	11,716	222
Other debtors	22,881	156,281
VAT	924	814
Prepayments	12,844	6,571
	<u>48,365</u>	<u>163,888</u>
Amounts falling due after more than one year:		
Amounts owed by group undertakings	<u>119,434</u>	<u>138,970</u>
Aggregate amounts	<u>167,799</u>	<u>302,858</u>
6. CURRENT ASSET INVESTMENTS	28/2/17 £	29/2/16 £
Unlisted investments	<u>200,000</u>	<u>200,000</u>
7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	28/2/17 £	29/2/16 £
Other loans	2,654,018	-
Taxation	147	20,148
Accrued Expenses	10,589	16,235
Deferred income	<u>10,334</u>	<u>8,438</u>
	<u>2,675,088</u>	<u>44,821</u>
8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	28/2/17 £	29/2/16 £
Other loans more 5yrs non-inst	<u>343,982</u>	<u>2,096,190</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Other loans more 5yrs non-inst	<u>343,982</u>	<u>2,096,190</u>

**Notes to the Financial Statements - continued
for the Year Ended 28 February 2017**

9. SECURED DEBTS

The following secured debts are included within creditors:

	28/2/17	29/2/16
	£	£
Other loans more 5yr non-inst	<u>343,982</u>	<u>352,732</u>

The above borrowings are secured by legal charges over the company's Investment Properties.

10. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	28/2/17	29/2/16
			£	£
100	Ordinary	1	<u>100</u>	<u>100</u>

11. RELATED PARTY DISCLOSURES

Creditors: amounts falling due within one year includes £2,654,018 owed to Hollybrook Ltd representing amounts advanced over time to fund the company's operations. Hollybrook Ltd is jointly owned by Mr D M Cox and Miss V A Cox. The terms under which these loans have been advanced are fluid but the amount outstanding at any one time is repayable on demand.

12. ULTIMATE CONTROLLING PARTY

There is no ultimate controlling party.

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.