

REGISTERED NUMBER: 06718921 (England and Wales) --

Financial Statements for the Period 1 March 2017 to 31 March 2018

for

Alpha Properties (London) Limited

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for the Period 1 March 2017 to 31 March 2018**

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Alpha Properties (London) Limited

**Company Information
for the Period 1 March 2017 to 31 March 2018**

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 (England and Wales)

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
31 March 2018**

	Notes	31/3/18 £	28/2/17 £
FIXED ASSETS			
Tangible assets	3	1,234,500	1,234,500
Investments	4	1,050,000	1,050,000
		<u>2,284,500</u>	<u>2,284,500</u>
CURRENT ASSETS			
Stocks		30,000	181,725
Debtors	5	39,678	167,799
Investments	6	200,000	200,000
Cash at bank and in hand		49,716	107,347
		<u>319,394</u>	<u>656,871</u>
CREDITORS			
Amounts falling due within one year	7	(1,896,006)	(2,675,088)
NET CURRENT LIABILITIES		<u>(1,576,612)</u>	<u>(2,018,217)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		707,888	266,283
CREDITORS			
Amounts falling due after more than one year	8	(11,425)	(343,982)
NET ASSETS/(LIABILITIES)		<u><u>696,463</u></u>	<u><u>(77,699)</u></u>

The notes form part of these financial statements

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

**Balance Sheet - continued
31 March 2018**

	Notes	31/3/18 £	28/2/17 £
CAPITAL AND RESERVES			
Called up share capital	10	100	100
Retained earnings	11	696,363	(77,799)
SHAREHOLDERS' FUNDS		<u>696,463</u>	<u>(77,699)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 March 2018.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 March 2018 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
- (b) 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 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 12 December 2018 and were signed on its behalf by:



Miss V A Cox - Director

The notes form part of these financial statements

**Notes to the Financial Statements
for the Period 1 March 2017 to 31 March 2018**

1. STATUTORY INFORMATION

Alpha Properties (London) 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 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 proceeds from the disposal of property and 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

Stocks, representing land held for development purposes, is included at the lower of cost and net realisable value. Cost includes attributable overheads. Land ownership and maintenance costs incurred prior to commencement of construction is not capitalised.

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 Period 1 March 2017 to 31 March 2018**

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.

3. TANGIBLE FIXED ASSETS

	Short leasehold £	Long leasehold £	Totals £
COST			
At 1 March 2017 and 31 March 2018	15,000	1,219,500	1,234,500
NET BOOK VALUE			
At 31 March 2018	15,000	1,219,500	1,234,500
At 28 February 2017	15,000	1,219,500	1,234,500

4. FIXED ASSET INVESTMENTS

	Other investments £
COST	
At 1 March 2017 and 31 March 2018	1,050,000
NET BOOK VALUE	
At 31 March 2018	1,050,000
At 28 February 2017	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 Period 1 March 2017 to 31 March 2018**

5. DEBTORS

	31/3/18 £	28/2/17 £
Amounts falling due within one year:		
Rents receivable	2,233	11,716
Other debtors	22,572	22,881
VAT	6,093	924
Prepayments	8,780	12,844
	<u>39,678</u>	<u>48,365</u>
Amounts falling due after more than one year:		
Amounts owed by group undertakings	-	119,434
	<u>-</u>	<u>119,434</u>
Aggregate amounts	<u>39,678</u>	<u>167,799</u>

6. CURRENT ASSET INVESTMENTS

	31/3/18 £	28/2/17 £
Unlisted investments	<u>200,000</u>	<u>200,000</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31/3/18 £	28/2/17 £
Other loans	1,708,509	2,654,018
Taxation	173,984	147
Accrued Expenses	4,784	10,589
Deferred income	8,729	10,334
	<u>1,896,006</u>	<u>2,675,088</u>

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

	31/3/18 £	28/2/17 £
Other loans more 5yrs non-inst	-	343,982
Amounts owed to group undertakings	11,425	-
	<u>11,425</u>	<u>343,982</u>

Notes to the Financial Statements - continued
for the Period 1 March 2017 to 31 March 2018

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR - continued

	31/3/18	28/2/17
	£	£
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Other loans more 5yrs non-inst	-	343,982
	<u> </u>	<u> </u>

9. SECURED DEBTS

The following secured debts are included within creditors:

	31/3/18	28/2/17
	£	£
Other loans more 5yr non-inst	-	343,982
	<u> </u>	<u> </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:	31/3/18	28/2/17
			£	£
100	Ordinary	1	100	100
			<u> </u>	<u> </u>

11. RESERVES

	Retained earnings £
At 1 March 2017	(77,799)
Profit for the period	774,162
	<u> </u>
At 31 March 2018	696,363
	<u> </u>

12. RELATED PARTY DISCLOSURES

Creditors: amounts falling due within one year includes £1,708,509 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.

**Notes to the Financial Statements - continued
for the Period 1 March 2017 to 31 March 2018**

13. ULTIMATE CONTROLLING PARTY

There is no ultimate controlling party.