REGISTERED NUMBER: 06718921 (England and Wales)

Financial Statements for the Year Ended 31 March 2019

for

Alpha Properties (London) Limited

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Company Information
for the Year Ended 31 March 2019

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

Balance Sheet
31 March 2019

	Notes	31/3/19 £	31/3/18 £
FIXED ASSETS			
Tangible assets	3	1,234,500	1,234,500
Investments	4	1,050,000	1,050,000
		2,284,500	2,284,500
CURRENT ASSETS			
Stocks		30,000	30,000
Debtors	5	96,128	39,678
Investments	6	200,000	200,000
Cash at bank and in hand		44,843	49,716
		370,971	319,394
CREDITORS			
Amounts falling due within one year	7	(1,925,242)	(1,896,006)
NET CURRENT LIABILITIES		(1,554,271)	(1,576,612)
TOTAL ASSETS LESS CURRENT LIABILITIES		730,229	707,888
CREDITORS			
Amounts falling due after more than one year	8	-	(11,425)
NET ASSETS		730,229	696,463

The notes form part of these financial statements

continued...

Balance Sheet - continued
31 March 2019

	Notes	31/3/19 £	31/3/18 £
CAPITAL AND RESERVES			
Called up share capital	9	100	100
Retained earnings	10	730,129	696,363
SHAREHOLDERS' FUNDS		730,229	696,463

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2019 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 applicable to companies subject to the small companies regime.

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 5 December 2019 and were signed on its behalf by:

Miss V A Cox - Director

Notes to the Financial Statements for the Year Ended 31 March 2019

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 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.

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 property rental income 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.

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.

Investments
Investments are stated at cost.

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Notes to the Financial Statements - continued
for the Year Ended 31 March 2019

2. ACCOUNTING POLICIES - continued

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 April 2018 and 31 March 2019	15,000	1,219,500	1,234,500
NET BOOK VALUE			
At 31 March 2019	15,000	1,219,500	1,234,500
At 31 March 2018	15,000	1,219,500	1,234,500

4. FIXED ASSET INVESTMENTS

	Other investments £
COST	
At 1 April 2018 and 31 March 2019	1,050,000
NET BOOK VALUE	
At 31 March 2019	1,050,000
At 31 March 2018	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.

5. DEBTORS

	31/3/19 £	31/3/18 £
Amounts falling due within one year:		
Rents receivable	1,019	2,233
Other debtors	-	22,572
VAT	191	6,093
Prepayments	11,634	8,780
	12,844	39,678

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Notes to the Financial Statements - continued for the Year Ended 31 March 2019

5. DEBTORS - continued

	31/3/19	31/3/18
	£	£
Amounts falling due after more than one year:		
Amounts owed by group undertakings	83,284	-
Aggregate amounts	96,128	39,678

6. CURRENT ASSET INVESTMENTS

	31/3/19	31/3/18
	£	£
Unlisted investments	200,000	200,000

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31/3/19	31/3/18
	£	£
Other loans	1,895,554	1,708,509
Taxation	13,215	173,984
Accrued Expenses	8,203	4,784
Deferred income	8,270	8,729
	1,925,242	1,896,006

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

	31/3/19	31/3/18
	£	£
Amounts owed to group undertakings	-	11,425

9. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31/3/19	31/3/18
			£	£
100	Ordinary	1	100	100

continued...

Notes to the Financial Statements - continued
for the Year Ended 31 March 2019

10. RESERVES

	Retained earnings £
At 1 April 2018	696,363
Profit for the year	33,766
At 31 March 2019	730,129

11. RELATED PARTY DISCLOSURES

Creditors: amounts falling due within one year includes £1,895,554 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 oustanding 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.