REGISTERED NUMBER: 06718921 (England and Wales)

Financial Statements for the Year Ended 31 March 2023

for

Alpha Properties (London) Limited

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Company Information
for the Year Ended 31 March 2023

DIRECTORS:	Mr D M Cox Miss V A Cox
SECRETARY:	Miss V A Cox
REGISTERED OFFICE:	Foresters Hall 25-27 Westow Street Upper Norwood London SE19 3RY
REGISTERED NUMBER:	06718921 (England and Wales)
ACCOUNTANTS:	Gibsons Financial Limited Chartered Accountants Foresters Hall 25/27 Westow Street Upper Norwood London SE19 3RY

Abridged Balance Sheet
31 March 2023

	Notes	31/3/23 £	31/3/22 £
FIXED ASSETS			
Tangible assets	4	1,684,620	1,401,373
Investments	5	1,050,100	1,050,100
		2,734,720	2,451,473
CURRENT ASSETS			
Stocks		30,000	30,000
Debtors	6	262,375	180,840
Investments		70,000	100,000
Cash at bank and in hand		24,835	30,325
		387,210	341,165
CREDITORS			
Amounts falling due within one year		(2,538,614)	(2,342,402)
NET CURRENT LIABILITIES		(2,151,404)	(2,001,237)
TOTAL ASSETS LESS CURRENT LIABILITIES		583,316	450,236
PROVISIONS FOR LIABILITIES	7	(75,620)	-
NET ASSETS		507,696	450,236
CAPITAL AND RESERVES			
Called up share capital	8	100	100
Revaluation reserve	9	208,069	-
Retained earnings	9	299,527	450,136
SHAREHOLDERS' FUNDS		507,696	450,236

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 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 notes form part of these financial statements

continued...

Abridged Balance Sheet - continued
31 March 2023

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

All the members have consented to the preparation of an abridged Balance Sheet for the year ended 31 March 2023 in accordance with Section 444(2A) of the Companies Act 2006.

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 and authorised for issue on 19 December 2023 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 Year Ended 31 March 2023

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 as modified by the revaluation of certain assets.

The directors consider that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the directors continue to adopt the going concern basis in preparing the financial statements.

Related party exemption
The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

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.

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.

Freehold property	- not provided
Short leasehold	- not provided
Long leasehold	- not provided
Furniture, fixtures & fittings	- 25% on reducing balance

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.

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Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

2. ACCOUNTING POLICIES - continued

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.

Investment property
The company's freehold and leasehold properties are held for investment purposes to earn rentals and capital appreciation. Investment property is initially recognised at cost, which includes the purchase cost and any directly attributrable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

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

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2022 - NIL).

4. TANGIBLE FIXED ASSETS

	Totals £
COST OR VALUATION	
At 1 April 2022	1,402,748
Revaluations	283,689
At 31 March 2023	1,686,437
DEPRECIATION	
At 1 April 2022	1,375
Charge for year	442
At 31 March 2023	1,817
NET BOOK VALUE	
At 31 March 2023	1,684,620
At 31 March 2022	1,401,373

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4. TANGIBLE FIXED ASSETS - continued

Cost or valuation at 31 March 2023 is represented by:

	Freehold property	Short leasehold	Long leasehold	Furniture, fixtures & fittings	Totals
	£	£	£	£	£
Valuation in 2023	(114,311)	-	398,000	-	283,689
Cost	992,106	15,000	392,500	3,142	1,402,748
	877,795	15,000	790,500	3,142	1,686,437

5. FIXED ASSET INVESTMENTS

Information on investments other than loans is as follows:

	Totals
	£
COST	
At 1 April 2022 and 31 March 2023	1,050,100
NET BOOK VALUE	
At 31 March 2023	1,050,100
At 31 March 2022	1,050,100

The company's fixed asset investment at the balance sheet date includes its interest in Southend Commercial Properties LLP, incorporated in England. Additions during the year relate to the acquistion of the entire issued share capital of Thames Homes London Ltd, incorporated in England.

6. DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31/3/23	31/3/22
	£	£
Amounts owed by group undertakings	250,699	159,819

7. PROVISIONS FOR LIABILITIES

	31/3/23	31/3/22
	£	£
Deferred tax	75,620	-

	Deferred tax
	£
Provided during year	75,620
Balance at 31 March 2023	75,620

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Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31/3/23 £	31/3/22 £
100	Ordinary	£1	100	100

9. RESERVES

	Retained earnings £	Revaluation reserve £	Totals £
At 1 April 2022	450,136	-	450,136
Deficit for the year	(150,609)		(150,609)
Property revaluations	-	283,689	283,689
Deferred tax	-	(75,620)	(75,620)
At 31 March 2023	299,527	208,069	507,596

10. RELATED PARTY DISCLOSURES

Creditors: amounts falling due within one year includes £2,509,216 owed to Hollybrook (UK) Ltd representing amounts advanced to fund the company's property investment operations. Hollybrook (UK) Ltd is jointly owned by Mr D M Cox and Miss V A Cox. The loans are interest bearing. The terms under which these loans have been advanced are fluid but the amount outstanding at any one time is repayable on demand.

11. 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.