Registration number: 6733421

Alpine Properties (2008) Ltd

Annual Report and Unaudited Financial Statements
for the Period from 1 November 2015 to 31 March 2017
(Filleted version)

Thompson Jones Business Solutions Limited
Chartered Accountants
2 Heap Bridge
Bury
Lancashire
BL9 7HR

Alpine Properties (2008) Ltd

Contents

Company Information	1
Accountants' Report	2
Balance Sheet	3 to 4
Notes to the Financial Statements	5 to 9

Alpine Properties (2008) Ltd

Company Information

Directors	Mrs Audrey Walker Mr Alan Rimmer Walker
Company secretary	Mrs Audrey Walker
Registered office	2 Heap Bridge Bury Lancashire BL9 7HR
Accountants	Thompson Jones Business Solutions Limited Chartered Accountants 2 Heap Bridge Bury Lancashire BL9 7HR

Chartered Accountants' Report to the Board of Directors on the Preparation of the Unaudited Statutory Accounts of Alpine Properties (2008) Ltd for the Period Ended 31 March 2017

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Alpine Properties (2008) Ltd for the period ended 31 March 2017 as set out on pages 3 to 9 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at http://www.icaew.com/en/members/regulations-standards-and-guidance/.

This report is made solely to the Board of Directors of Alpine Properties (2008) Ltd, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the accounts of Alpine Properties (2008) Ltd and state those matters that we have agreed to state to the Board of Directors of Alpine Properties (2008) Ltd, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Alpine Properties (2008) Ltd and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Alpine Properties (2008) Ltd has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Alpine Properties (2008) Ltd. You consider that Alpine Properties (2008) Ltd is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the accounts of Alpine Properties (2008) Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.

.....

Thompson Jones Business Solutions Limited
Chartered Accountants
2 Heap Bridge
Bury
Lancashire
BL9 7HR

19 September 2017

Alpine Properties (2008) Ltd

(Registration number: 6733421)
Balance Sheet as at 31 March 2017

	Note	2017 £	2015 £
Fixed assets			
Investment property	3	3,741,492	-
Investments	4	226,878	226,878
		3,968,370	226,878
Current assets			
Debtors	5	61,124	-
Cash at bank and in hand		80,753	100
		141,877	100
Creditors: Amounts falling due within one year	6	(1,002,474)	(46,417)
Net current liabilities		(860,597)	(46,317)
Total assets less current liabilities		3,107,773	180,561
Creditors: Amounts falling due after more than one year	6	(2,906,779)	-
Net assets		200,994	180,561
Capital and reserves			
Called up share capital		100	100
Profit and loss account		200,894	180,461
Total equity		200,994	180,561

The notes on pages 5 to 9 form an integral part of these financial statements.

Alpine Properties (2008) Ltd

(Registration number: 6733421)
Balance Sheet as at 31 March 2017

For the financial period ending 31 March 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the period in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the Board on 19 September 2017 and signed on its behalf by:

.....

Mrs Audrey Walker

Director

Notes to the Financial Statements for the Period from 1 November 2015 to 31 March 2017

1 General information

The company is a private company limited by share capital incorporated in England and Wales.

The address of its registered office is:
2 Heap Bridge
Bury
Lancashire
BL9 7HR

These financial statements were authorised for issue by the Board on 19 September 2017.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Business combinations

Business combinations are accounted for using the purchase method. The consideration for each acquisition is measured at the aggregate of the fair values at acquisition date of assets given, liabilities incurred or assumed, and equity instruments issued by the group in exchange for control of the acquired, plus any costs directly attributable to the business combination. When a business combination agreement provides for an adjustment to the cost of the combination contingent on future events, the group includes the estimated amount of that adjustment in the cost of the combination at the acquisition date if the adjustment is probable and can be measured reliably.

Investments

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.
Interest income on debt securities, where applicable, is recognised in income using the effective interest method. Dividends on equity securities are recognised in income when receivable.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.
Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.
Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.
Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.
Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

3 Investment properties

	2017 £
Additions	3,741,492

The investment properties were acquired at market value on 8 February 2017. The properties were therefore, considered to still be recorded at their fair value at 31 March 2017.

4 Investments

	2017	2015
	£	£
Investments in associates	226,878	226,878

Associates	£
Cost	
At 1 November 2015	226,878
Provision	
Carrying amount	
At 31 March 2017	226,878
At 31 October 2015	226,878

5 Debtors

	Note	2017	2015
		£	£
Trade debtors		42,124	-
Amounts owed by group undertakings and undertakings in which the company has a participating interest		19,000	-
Total current trade and other debtors		61,124	-

6 Creditors

	Note	2017	2015
		£	£
Due within one year			
Bank loans and overdrafts	7	109,274	-
Amounts owed to group undertakings and undertakings in which the company has a participating interest		857,111	38,256
Taxation and social security		12,897	-
Other creditors		23,192	8,161
		1,002,474	46,417
Due after one year			
Loans and borrowings	7	2,906,779	-

7 Loans and borrowings

	2017 £	2015 £
Non-current loans and borrowings		
Bank borrowings	2,906,779	-

	2017 £	2015 £
Current loans and borrowings		
Bank borrowings	109,274	-

Bank borrowings

Bank loans (secured on the assets of the company) amounted to £3,016,053.

8 Transition to FRS 102

This is the first year that the company has presented its financial statements under Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council. The last financial statements under previous UK GAAP were for the year ended 31 October 2015 and the date of transition was therefore 1 November 2015. The application of FRS 102 had no material impact on the financial statements as prepared under UK GAAP.

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.