Registered number: 07620321

LATIS HOMES LIMITED

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 OCTOBER 2017

LATIS HOMES LIMITED
REGISTERED NUMBER: 07620321

STATEMENT OF FINANCIAL POSITION
AS AT 31 OCTOBER 2017

	Note		2017 £		*2016 £*
Fixed assets					
Tangible assets	4		**56,597**		*71,490*
Investments	5		**10**		*10*
			56,607		*71,500*
Current assets					
Debtors: amounts falling due within one year	6	**14,821,076**		*10,822,962*	
Cash at bank and in hand		**176,072**		*3,694*	
		14,997,148		*10,826,656*	
Creditors: amounts falling due within one year	7	**(2,379,466)**		*(1,033,465)*	
Net current assets			**12,617,682**		*9,793,191*
Total assets less current liabilities			**12,674,289**		*9,864,691*
Creditors: amounts falling due after more than one year	8		**(12,027,693)**		*(9,063,816)*
Net assets			**646,596**		*800,875*
Capital and reserves					
Called up share capital			**4**		*4*
Profit and loss account			**646,592**		*800,871*
			646,596		*800,875*

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 OCTOBER 2017

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the statement of income and retained earnings in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

R J Luck
Director

Date: 13 February 2019

The notes on pages 3 to 12 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2017

1. General information

The Company is a private company limited by shares and is incorporated in England and Wales. The Registered Office address is 14 Great James Street, Bloomsbury, London, United Kingdom, WC1N 3DP.

The principal activity of the company is the construction of residential and commercial property.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The date of transition to FRS 102 Section 1A was 1 November 2015.

The transition to FRS 102 Section 1A has resulted in no material differences to the accounts or accounting policies.

The following principal accounting policies have been applied:

2.2 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2. Accounting policies (continued)

2.3 Operating leases: the Company as lessee

Rentals paid under operating leases are charged to the Statement of Income and Retained Earnings on a straight line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the lease term, unless another systematic basis is representative of the time pattern of the lessee's benefit from the use of the leased asset.

The Company has taken advantage of the optional exemption available on transition to FRS 102 which allows lease incentives on leases entered into before the date of transition to the standard 01 November 2015 to continue to be charged over the period to the first market rent review rather than the term of the lease.

2.4 Interest income

Interest income is recognised in the Statement of Income and Retained Earnings using the effective interest method.

2.5 Finance costs

Finance costs are charged to the Statement of Income and Retained Earnings over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.6 Borrowing costs

All borrowing costs are recognised in the Statement of Income and Retained Earnings in the year in which they are incurred.

2.7 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in the Statement of Income and Retained Earnings when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of Financial Position. The assets of the plan are held separately from the Company in independently administered funds.

2.8 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

2. Accounting policies (continued)

2.8 Tangible fixed assets (continued)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Short-term leasehold property	- Over the life time of the lease
Plant and machinery	- 10% straight line
Motor vehicles	- 33% straight line
Fixtures and fittings	- 33% straight line
Office equipment	- 33% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Income and Retained Earnings.

2.9 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.10 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.11 Financial instruments

The Company only enters into basic financial instruments and transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to and from related parties and investments in non-puttable ordinary shares.

(i) Financial assets

Basic financial assets, including trade and other debtors, and amounts due from related companies, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the Statement of Income and Retained Earnings.

2. Accounting policies (continued)

2.11 Financial instruments (continued)

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

(ii) Financial liabilities

Basic financial liabilities, including trade [and other] creditors and accruals, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Trade creditors are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

(iii) Offsetting

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

3. Employees

The average monthly number of employees, including directors, during the year was 16 *(2016 - 16)*.

4. Tangible fixed assets

	Short-term leasehold property	Plant and machinery	Fixtures and fittings	Office equipment	Total
	£	£	£	£	£
Cost or valuation					
At 1 November 2016	**23,502**	**32,027**	**9,660**	**43,446**	**108,635**
Additions	**-**	**-**	**972**	**2,990**	**3,962**
Disposals	**-**	**-**	**(3,525)**	**(9,758)**	**(13,283)**
At 31 October 2017	**23,502**	**32,027**	**7,107**	**36,678**	**99,314**
Depreciation					
At 1 November 2016	**2,350**	**3,203**	**5,970**	**25,622**	**37,145**
Charge for the year on owned assets	**2,350**	**3,211**	**3,047**	**10,247**	**18,855**
Disposals	**-**	**-**	**(3,525)**	**(9,758)**	**(13,283)**
At 31 October 2017	**4,700**	**6,414**	**5,492**	**26,111**	**42,717**
Net book value					
At 31 October 2017	**18,802**	**25,613**	**1,615**	**10,567**	**56,597**
At 31 October 2016	*21,152*	*28,824*	*3,690*	*17,824*	*71,490*

The net book value of land and buildings may be further analysed as follows:

	2017	*2016*
	£	*£*
Short-term leasehold	**18,802**	*21,152*
	18,802	*21,152*

5. Fixed asset investments

	Investments in subsidiary companies
	£
Cost or valuation	
At 1 November 2016	**10**
At 31 October 2017	**10**
Net book value	
At 31 October 2017	**10**
At 31 October 2016	*10*

5. Fixed asset investments (continued)

Subsidiary undertakings

The following were subsidiary undertakings of the Company:

Name	Country of incorporation	Class of shares	Holding	Principal activity
141 Church Road Limited	England and Wales	Ordinary	100 %	
Cowley Estates Limited	England and Wales	Ordinary	100 %	
Stanborough Court Retail Limited	England and Wales	Ordinary	100 %	
Stanborough Court Development Limited	England and Wales	Ordinary	100 %	

The aggregate of the share capital and reserves as at 31 October 2017 and of the profit or loss for the year ended on that date for the subsidiary undertakings were as follows:

	Aggregate of share capital and reserves	Profit/(loss)
	£	£
141 Church Road Limited	**(746)**	**131,254**
Cowley Estates Limited	**1**	**-**
Stanborough Court Retail Limited	**(171,106)**	**(102,504)**
Stanborough Court Development Limited	**(2,605,662)**	**(616,991)**
	(2,777,513)	**(588,241)**

6. Debtors

	2017	*2016*
	£	*£*
Trade debtors	**15,640**	*117,936*
Amounts owed by group undertakings	**6,458,655**	*4,937,221*
Amounts owed by joint ventures and associated undertakings	**4,499,844**	*4,277,070*
Other debtors	**3,846,937**	*1,490,735*
	14,821,076	*10,822,962*

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2017

7. Creditors: Amounts falling due within one year

	2017	2016
	£	£
Trade creditors	**1,609,115**	*296,423*
Amounts owed to group undertakings	**996**	*-*
Other taxation and social security	**55,650**	*27,666*
Other creditors	**671,955**	*611,916*
Accruals and deferred income	**41,750**	*97,460*
	2,379,466	*1,033,465*

8. Creditors: Amounts falling due after more than one year

	2017	2016
	£	£
Bank loans	**1,825,000**	*825,000*
Other creditors	**10,202,693**	*8,238,816*
	12,027,693	*9,063,816*

The following liabilities were secured:

	2017	2016
	£	£
Other creditors	**286,041**	*274,166*
	286,041	*274,166*

Details of security provided:

The liabilities are secured by means of a fixed and floating charge against all of the assets of the company.

9. Share capital

	2017	2016
	£	£
Allotted, called up and fully paid		
4 *(2016 - 4)* Ordinary shares of £1.00 each	**4**	*4*

10. Pension commitments

The Company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Company in an independently administered fund. Contributions totalling £479 (2016: £Nil) were payable to the fund at the Statement of Financial Position date and are included in creditors.

11. Related party transactions

Included within other debtors were balances of £7,603,414 (2017: £5,365,923) owed by companies under common control. Interest of £683,851 (2017: £526,365) was charged on these balances. The balances were unsecured with no fixed repayment terms.

Included within other creditors were balances of £671,476 (2017: £554,607) owed to companies in which two directors have an interest. Interest of £24,850 (2017: £28,450) was charged on these balances. The balances were unsecured with no fixed repayment terms.

Also included within other creditors were balances of £996 (2017: £nil) owed to companies under common control. These balances were interest free and unsecured with no fixed repayment terms.

Included within other creditors due in more than one year were balances of £9,836,172 (2017: £6,235,387) owed to companies in which a director had an interest. Interest of £1,013,391 (2017: £757,180) was charged on these balances. The balances were unsecured with no fixed repayment terms.

12. First time adoption of FRS 102

The policies applied under the entity's previous accounting framework are not materially different to FRS 102 and have not impacted on equity or profit or loss.

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