

Company Registration No. 02902155 (England and Wales)

**CARJAN PROPERTIES LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 28 FEBRUARY 2017**  
**PAGES FOR FILING WITH REGISTRAR**

# CARJAN PROPERTIES LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	Mrs C Finn Mrs J Rochelle
<b>Secretary</b>	Mrs C Finn
<b>Company number</b>	02902155
<b>Registered office</b>	Broad Oaks Highland Ridge Halesowen West Midlands B62 8PH
<b>Accountants</b>	CK Accounting Services No.4 Castle Court 2 Castlegate Way Dudley West Midlands DY1 4RH
<b>Business address</b>	Broad Oaks Highland Ridge Halesowen West Midlands B62 8PH

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**CARJAN PROPERTIES LIMITED**

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# CARJAN PROPERTIES LIMITED

## BALANCE SHEET

**AS AT 28 FEBRUARY 2017**

	Notes	2017 £	£	2016 £	£
<b>Fixed assets</b>					
Tangible assets	4		199		234
Investment properties	5		4,615,000		4,615,000
			<u>4,615,199</u>		<u>4,615,234</u>
<b>Current assets</b>					
Debtors	6	443		6,014	
Cash at bank and in hand		35,831		949	
		<u>36,274</u>		<u>6,963</u>	
<b>Creditors: amounts falling due within one year</b>	7	(483,540)		(767,806)	
<b>Net current liabilities</b>			<u>(447,266)</u>		<u>(760,843)</u>
<b>Total assets less current liabilities</b>			4,167,933		3,854,391
<b>Creditors: amounts falling due after more than one year</b>	8		(2,582,034)		(2,333,034)
<b>Provisions for liabilities</b>			<u>(55,000)</u>		<u>(55,000)</u>
<b>Net assets</b>			<u>1,530,899</u>		<u>1,466,357</u>
<b>Capital and reserves</b>					
Called up share capital	9		2		2
Profit and loss reserves			1,530,897		1,466,355
<b>Total equity</b>			<u>1,530,899</u>		<u>1,466,357</u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 28 February 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

# **CARJAN PROPERTIES LIMITED**

## **BALANCE SHEET (CONTINUED)**

***AS AT 28 FEBRUARY 2017***

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The financial statements were approved by the board of directors and authorised for issue on 28 November 2017 and are signed on its behalf by:

Mrs J Rochelle

**Director**

**Company Registration No. 02902155**

# CARJAN PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 28 FEBRUARY 2017

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### 1 Accounting policies

#### Company information

Carjan Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is Broad Oaks, Highland Ridge, Halesowen, West Midlands, B62 8PH.

#### 1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

These financial statements for the year ended 28 February 2017 are the first financial statements of Carjan Properties Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 March 2015. An explanation of how transition to FRS 102 has affected the reported financial position and financial performance is given in note 11.

#### 1.2 Turnover

Turnover represents amounts receivable for rent.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

#### 1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Tangible fixed assets include investment properties professionally valued by the directors on an existing use open market value basis. Other tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Fixtures, fittings & equipment	15% reducing balance
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

# CARJAN PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 28 FEBRUARY 2017

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### 1 Accounting policies

(Continued)

#### 1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the profit and loss account.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

#### 1.5 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### 1.6 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.7 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with 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.

# CARJAN PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 28 FEBRUARY 2017

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### 1 Accounting policies

(Continued)

#### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

#### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

#### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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 payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable 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.

### 1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

### 1.9 Derivatives

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to fair value at each reporting end date. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset, whereas a derivative with a negative fair value is recognised as a financial liability.

### 1.10 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.



# CARJAN PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 28 FEBRUARY 2017

### 2 Exceptional costs/(income)

	2017 £	2016 £
Profit on sale of investment property	(59,633)	-

### 3 Employees

The average monthly number of persons (including directors) employed by the company during the year was 6 (2016 - 6).

### 4 Tangible fixed assets

	Plant and machinery etc £
<b>Cost</b>	
At 29 February 2016 and 28 February 2017	7,105
<b>Depreciation and impairment</b>	
At 29 February 2016	6,871
Depreciation charged in the year	35
At 28 February 2017	6,906
<b>Carrying amount</b>	
At 28 February 2017	199
At 28 February 2016	234

### 5 Investment property

	2017 £
<b>Fair value</b>	
At 29 February 2016	4,615,000
Additions	319,803
Disposals	(352,000)
Revaluations	32,197
At 28 February 2017	4,615,000

The fair value of the investment property has been arrived at on the basis of a valuation carried out at July 2016 by Harris Lamb Chartered Surveyors, who are not connected with the company. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

# CARJAN PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 28 FEBRUARY 2017

### 6 Debtors

	2017 £	2016 £
<b>Amounts falling due within one year:</b>		
Trade debtors	1	1
Corporation tax recoverable	-	3,811
Amounts owed by group undertakings and undertakings in which the company has a participating interest	442	2,202
	<u>443</u>	<u>6,014</u>
	<u><u>443</u></u>	<u><u>6,014</u></u>

### 7 Creditors: amounts falling due within one year

	2017 £	2016 £
Bank loans and overdrafts	100,000	164,303
Trade creditors	8,243	6,732
Amounts due to group undertakings and undertakings in which the company has a participating interest	181,237	165,567
Other taxation and social security	8,414	6,548
Other creditors	185,646	424,656
	<u>483,540</u>	<u>767,806</u>
	<u><u>483,540</u></u>	<u><u>767,806</u></u>

### 8 Creditors: amounts falling due after more than one year

	2017 £	2016 £
Bank loans and overdrafts	2,582,034	2,333,034
	<u>2,582,034</u>	<u>2,333,034</u>
Amounts included above which fall due after five years are as follows:		
Payable other than by instalments	2,240,034	1,933,034
	<u>2,240,034</u>	<u>1,933,034</u>

### 9 Called up share capital

	2017 £	2016 £
<b>Ordinary share capital Issued and fully paid</b>		
2 Ordinary of £1 each	2	2
	<u>2</u>	<u>2</u>
	<u><u>2</u></u>	<u><u>2</u></u>

# CARJAN PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 28 FEBRUARY 2017

### 10 Related party transactions

There are development cost incurred in the year of £209,857 (2016 - £160,041) from Carjan Developments Limited, a company sharing common ownership and under common control.

Creditors include loans from M & N Wholsalers Limited of £11,579 and Magnarent Limited of £169,658 and debtors include loan to Carjan Developments of £442 - companies sharing common ownership and under common control. There are no specific terms to these loans as to interest or repayments.

Director's loan account has a credit balance of £185,647 (2016 - £424,657).

### 11 Reconciliations on adoption of FRS 102

#### Reconciliation of equity

	Notes	1 March 2015 £	28 February 2016 £
Equity as reported under previous UK GAAP		1,463,379	1,521,357
Adjustments arising from transition to FRS 102:			
Fair value of investment properties	1	-	-
Deferred tax on investment properties	2	(55,000)	(55,000)
Equity reported under FRS 102		<u>1,408,379</u>	<u>1,466,357</u>

#### Reconciliation of (loss)/profit for the financial period

	Notes	2016 £
Loss as reported under previous UK GAAP		(53,380)
Adjustments arising from transition to FRS 102:		
Fair value of investment properties	1	111,358
Deferred tax on investment properties	2	-
Profit reported under FRS 102		<u>57,978</u>

#### Notes to reconciliations on adoption of FRS 102

##### Note 1 - Fair value of investment properties

The fair value adjustment on investment properties has been restated for the prior year so that it passes through the profit and loss account rather than the balance sheet. The investment property revaluation reserve brought forward has been reclassified as a fair value reserve and is included in the profit and loss account.

##### Note 2 - Deferred tax on investment properties

Deferred tax has been recognised on the investment properties.

