

**DENTON HOLME STUDENT VILLAGE LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

Denton Holme Student Village Limited
Unaudited Financial Statements
For The Year Ended 31 December 2022

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Denton Holme Student Village Limited
Balance Sheet
As at 31 December 2022

Registered number: 08157711

		2022		2021	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	3		10,877,720		11,081,919
			10,877,720		11,081,919
CURRENT ASSETS					
Debtors	4	856,542		873,845	
Cash at bank and in hand		136,065		621,634	
		992,607		1,495,479	
Creditors: Amounts Falling Due Within One Year	5	(959,619)		(1,749,243)	
NET CURRENT ASSETS (LIABILITIES)			32,988		(253,764)
TOTAL ASSETS LESS CURRENT LIABILITIES			10,910,708		10,828,155
PROVISIONS FOR LIABILITIES					
Deferred Taxation			(91,271)		(119,197)
NET ASSETS			10,819,437		10,708,958
CAPITAL AND RESERVES					
Called up share capital	6	8,800,000		8,800,000	
Profit and Loss Account		2,019,437		1,908,958	
SHAREHOLDERS' FUNDS			10,819,437		10,708,958

Denton Holme Student Village Limited
Balance Sheet (continued)
As at 31 December 2022

For the year ending 31 December 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

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

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

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

Ms Bhavnita
Gosrani
Director

4 December 2023

Abigail Tipton
Director

The notes on pages 3 to 5 form part of these financial statements.

Denton Holme Student Village Limited
Notes to the Financial Statements
For The Year Ended 31 December 2022

1. Accounting Policies

1.1. Basis of Preparation of Financial Statements

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

1.2. Going Concern Disclosure

The directors have not identified any material uncertainties related to events or conditions that may cast significant doubt about the company's ability to continue as a going concern.

1.3. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from property rental and from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

1.4. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Plant & Machinery	Straight Line over 5 years
Fixtures & Fittings	Straight Line over 5 years

1.5. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the profit and loss account. A Fair value adjustment was made in year ending 31 December 2017. The initial cost was £9,600,000 and the fair value adjustment was £888,405. Fair value at 31 December 2022 was £10,488,405 (2021, £10,488,405).

1.6. Financial Instruments

Initial recognition

Financial instruments are recognised when the Company becomes a party to the contractual provisions of the instrument.

Initial measurement

Financial instruments are recognised initially at the transaction price including transaction costs.

Subsequent measurement

Basic financial instruments, including trade and other receivables/payables, and loans receivable/payable, are measured at amortised cost using the effective interest method except as noted below. For instruments that have no stated interest rate and are classified as payable or receivable within one year amortised cost is the same as the transaction price.

Gains and losses on the disposal of financial instruments are recorded in the income statement.

The Directors assess at the end of each reporting period whether there is objective evidence that financial assets that are measured at cost or amortised cost are impaired. An impairment loss is immediately recognised in the income statement.

Denton Holme Student Village Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2022

1.7. Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all deductible timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented with provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and

asset reflects the consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

	Investment Properties	Plant & Machinery	Total
As at 31 December 2022	-	631,680	631,680
Net Book Value			
As at 31 December 2022	10,488,405	389,315	10,877,720
As at 1 January 2022	10,488,405	593,514	11,081,919

4. Debtors

	2022	2021
	£	£
Due within one year		
Trade debtors	821,317	857,760
Prepayments and accrued income	29,279	10,139
Other debtors	5,946	5,946
	<u>856,542</u>	<u>873,845</u>

Denton Holme Student Village Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2022

5. Creditors: Amounts Falling Due Within One Year

	2022	2021
	£	£
Trade creditors	21,530	15,108
Corporation tax	55,325	104,274
Other creditors	6,124	6,124
Accruals and deferred income	481,489	564,234
Amounts owed to parent undertaking	395,151	1,059,503
	<u>959,619</u>	<u>1,749,243</u>

6. Share Capital

	2022	2021
Allotted, Called up and fully paid	<u>8,800,000</u>	<u>8,800,000</u>

7. Ultimate Parent Undertaking and Controlling Party

The company's immediate and ultimate parent undertaking is HSB Investments Limited . HSB Investments Limited was incorporated in the British Virgin Islands. Craigmar Chambers, Road Town, Tortola VG1110, British Virgin Islands . The ultimate controlling party is HSB Investments Limited who controls 100% of the shares of Denton Holme Student Village Limited .

8. General Information

Denton Holme Student Village Limited is a private company, limited by shares, incorporated in England & Wales, registered number 08157711 . The registered office is Boulevard Georges-Favon, 8, 1204 Gevena.

