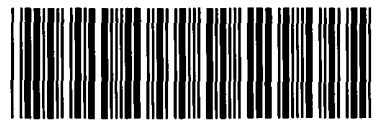


Company Registration No. 03267404 (England and Wales)

GIBBS GILLESPIE LETTINGS LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016
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GIBBS GILLESPIE LETTINGS LIMITED

COMPANY INFORMATION

Directors	J G Gibbs P J Gillespie
Secretary	R W Gibbs
Company number	03267404
Registered office	Batchworth House Batchworth Place Church Street Rickmansworth Hertfordshire WD3 1JE
Auditor	Mercer & Hole Batchworth House Batchworth Place Church Street Rickmansworth Hertfordshire WD3 1JE
Business address	Chapel Lane Chambers 1 Chapel Lane Pinner Middlesex HA5 1AA

GIBBS GILLESPIE LETTINGS LIMITED

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GIBBS GILLESPIE LETTINGS LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2016

	Notes	2016		2015	
		£	£	£	£
Fixed assets					
Tangible assets	3		168,594		34,732
Current assets					
Debtors	4	1,329,708		1,320,938	
Cash at bank and in hand		723,223		514,503	
		<u>2,052,931</u>		<u>1,835,441</u>	
Creditors: amounts falling due within one year	5	<u>(325,750)</u>		<u>(386,705)</u>	
Net current assets			<u>1,727,181</u>		<u>1,448,736</u>
Total assets less current liabilities			<u>1,895,775</u>		<u>1,483,468</u>
Provisions for liabilities			<u>(13,859)</u>		<u>-</u>
Net assets			<u><u>1,881,916</u></u>		<u><u>1,483,468</u></u>
Capital and reserves					
Called up share capital	6		111		111
Profit and loss reserves		1,881,805		1,483,357	
Total equity			<u><u>1,881,916</u></u>		<u><u>1,483,468</u></u>

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

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

The financial statements were approved by the board of directors and authorised for issue on 7/7/2017 and are signed on its behalf by:



 J G Gibbs
 Director

Company Registration No. 03267404

GIBBS GILLESPIE LETTINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

Company information

Gibbs Gillespie Lettings Limited is a private company limited by shares incorporated in England and Wales. The registered office is Batchworth House, Batchworth Place, Church Street, Rickmansworth, Hertfordshire, WD3 1JE.

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 principal accounting policies adopted as set out below. These policies have been consistently applied to all years presented.

These financial statements for the year ended 31 December 2016 are the first financial statements of Gibbs Gillespie Lettings 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 January 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

1.2 Turnover

Turnover represents revenue recognised by the company in respect of letting and property management fees receivable.

Letting fees are recognised upon signing of tenancy agreements and property management fees are recognised over the term of the lease to which they relate. Revenue is recognised only to the extent of the expenses recognised that are recoverable.

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.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Equipment, fixtures and fittings	25% on cost
Computer equipment	25% on cost
Motor vehicles	25% on cost

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.

From 1 January 2016, the company changed its depreciation policies to bring it in line with other related companies. Depreciation is now at a rate of 25% on cost for all assets. This is deemed to be a more appropriate rate of depreciation as it is more reflective of actual economic useful lives.

GIBBS GILLESPIE LETTINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

(Continued)

1.4 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.

1.5 Cash and cash equivalents

Cash and cash equivalents 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.

1.6 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.

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.

GIBBS GILLESPIE LETTINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

(Continued)

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.

1.7 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.

1.8 Taxation

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

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes 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 reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date 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 is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.9 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.

GIBBS GILLESPIE LETTINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies (Continued)

1.10 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.11 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets at the lower of the assets fair value at the date of inception and the present value of the minimum lease payments. The related liability is included in the balance sheet as a finance lease obligation. Lease payments are treated as consisting of capital and interest elements. The interest is charged to the profit and loss account so as to produce a constant periodic rate of interest on the remaining balance of the liability.

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 65 (2015 - 59).

3 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 1 January 2016	407,047
Additions	164,019
Disposals	(35,323)
	<hr/>
At 31 December 2016	535,743
	<hr/>
Depreciation and impairment	
At 1 January 2016	372,315
Depreciation charged in the year	30,157
Eliminated in respect of disposals	(35,323)
	<hr/>
At 31 December 2016	367,149
	<hr/>
Carrying amount	
At 31 December 2016	168,594
	<hr/> <hr/>
At 31 December 2015	34,732
	<hr/> <hr/>

GIBBS GILLESPIE LETTINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

4	Debtors		
	Amounts falling due within one year:	2016	2015
		£	£
	Trade debtors	8,407	15,116
	Other debtors	1,321,301	1,303,335
		<u>1,329,708</u>	<u>1,318,451</u>
	Deferred tax asset	-	2,487
		<u>1,329,708</u>	<u>1,320,938</u>

5	Creditors: amounts falling due within one year		
		2016	2015
		£	£
	Trade creditors	91,980	11,390
	Corporation tax	128,472	119,864
	Other taxation and social security	70,143	219,249
	Other creditors	35,155	36,202
		<u>325,750</u>	<u>386,705</u>

Net obligations under finance lease and hire purchase contracts are secured by fixed charges on the assets concerned.

6	Called up share capital		
		2016	2015
		£	£
	Ordinary share capital		
	Issued and fully paid		
	111 Ordinary shares of £1 each	<u>111</u>	<u>111</u>

7 Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.
 The senior statutory auditor was David Jones FCA.
 The auditor was Mercer & Hole.

GIBBS GILLESPIE LETTINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

8 Operating lease commitments

Lessee

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2016	2015
	£	£
	681,068	638,246
	<u>681,068</u>	<u>638,246</u>

The legal obligation for the car leases falls with Gibbs Gillespie Lettings Limited however, during the year Gibbs Gillespie Sales Limited paid £81,776 for the cars utilised by their employees.

The legal obligation for the Amersham property falls with Gibbs Gillespie Lettings Limited however, during the year Gibbs Gillespie Sales Limited paid £22,000 for occupying the premises.

9 Related party transactions

There was no overall controlling party throughout the current or prior year.

Included in other debtors are the following balances owed from related parties;

	2016	2015
	£	£
Gibbs Gillespie Sales Limited	1,197,039	1,233,239
Mortgage and Insurance Bureau Limited	21,862	13,295

Included in other creditors is a balance of £141 (2015 - £141) owed to the directors.

The above balances are interest free and payable on demand.

During the year the following transactions were recharges from/(to) the company;

	2016	2015
	£	£
Gibbs Gillespie Sales Limited	248,811	544,582
Mortgage and Insurance Bureau Limited	8,567	7,824

Gibbs Gillespie Sales Limited and Mortgage and Insurance Bureau Limited are companies registered in England and Wales and are related by virtue of common directorship.

An unlimited bank guarantee has been given by Gibbs Gillespie Lettings Limited to its related company Gibbs Gillespie Sales Limited and vice versa.