

**COMPANY REGISTRATION NUMBER: 10044588**

**THE THREE PAVILIONS LTD**  
**FILLETED UNAUDITED FINANCIAL STATEMENTS**  
**31 MARCH 2018**



**THE THREE PAVILIONS LTD**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2018**

<b>CONTENTS</b>	<b>PAGE</b>
Balance sheet	<b>1</b>
Notes to the financial statements	<b>3</b>

# THE THREE PAVILIONS LTD

## BALANCE SHEET

31 MARCH 2018

	Note	2018 £	2017 £
<b>FIXED ASSETS</b>			
Tangible assets	4	3,200,000	1,819,952
<b>CURRENT ASSETS</b>			
Debtors	5	17,224	19,488
Cash at bank and in hand		<u>6,866</u>	<u>31,774</u>
		24,090	51,262
<b>CREDITORS: amounts falling due within one year</b>	6	<u>2,244,841</u>	<u>2,011,643</u>
<b>NET CURRENT LIABILITIES</b>		<u>2,220,751</u>	<u>1,960,381</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		979,249	(140,429)
<b>PROVISIONS</b>		<u>216,700</u>	<u>-</u>
<b>NET ASSETS/(LIABILITIES)</b>		<u>762,549</u>	<u>(140,429)</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	7	100	100
Profit and loss account	8	<u>762,449</u>	<u>(140,529)</u>
<b>SHAREHOLDERS FUNDS/(DEFICIT)</b>		<u>762,549</u>	<u>(140,429)</u>

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the profit and loss account has not been delivered.

For the year ending 31 March 2018 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 financial statements for the year in question in accordance with section 476;
- 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 balance sheet  
continues on the following page.

The notes on pages 3 to 6 form part of these financial statements.

**THE THREE PAVILIONS LTD**

**BALANCE SHEET** *(continued)*

**31 MARCH 2018**

These financial statements were approved by the board of directors and authorised for issue on 19 December 2018, and are signed on behalf of the board by:



Mr M J Berger  
Director

Company registration number: 10044588

**THE THREE PAVILIONS LTD**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2018**

**1. GENERAL INFORMATION**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 43 Filey Avenue, London, N16 6JL.

**2. STATEMENT OF COMPLIANCE**

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

**3. ACCOUNTING POLICIES**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

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

**Taxation**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

**THE THREE PAVILIONS LTD**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2018**

**3. ACCOUNTING POLICIES** *(continued)*

**Tangible assets**

**Investment Property**

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

No depreciation is provided in respect of investment property applying the fair value model.

Investment property fair value is determined by the directors based on their understanding of property market conditions and the specific property.

**Impairment of fixed assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

**Financial instruments**

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

**THE THREE PAVILIONS LTD**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2018**

**3. ACCOUNTING POLICIES** *(continued)*

**Financial instruments** *(continued)*

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

**4. TANGIBLE ASSETS**

	<b>Long leasehold property £</b>
<b>Fair value</b>	
At 1 April 2017	1,819,952
Revaluations	<u>1,380,048</u>
<b>At 31 March 2018</b>	<u><u>3,200,000</u></u>
<b>Carrying amount</b>	
<b>At 31 March 2018</b>	<u><u>3,200,000</u></u>
At 31 March 2017	<u><u>1,819,952</u></u>

Investment property fair value is determined by the directors based on their understanding of property market conditions and the specific property.

The historical cost of the properties as at 31 March 2018 is £1,819,952 (2017: £1,819,952).

**THE THREE PAVILIONS LTD**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2018**

**5. DEBTORS**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Trade debtors	—	10,776
Other debtors	17,224	8,712
	<u>17,224</u>	<u>19,488</u>

**6. CREDITORS: amounts falling due within one year**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Trade creditors	21,569	18,555
Other creditors	2,222,272	1,992,088
Accruals and deferred income	1,000	1,000
	<u>2,244,841</u>	<u>2,011,643</u>

**7. CALLED UP SHARE CAPITAL**

**Issued, called up and fully paid**

	<b>2018</b>		<b>2017</b>	
	<b>No.</b>	<b>£</b>	<b>No.</b>	<b>£</b>
Ordinary shares of £1 each	<u>100</u>	<u>100.00</u>	<u>100</u>	<u>100.00</u>

**8. CAPITAL AND RESERVES**

The balance on the profit and loss account at 31 March 2018 includes £400,899 of accumulated losses and £1,163,348 of unrealised profits which are not available for distribution.

**9. RELATED PARTIES**

Included in Other creditors is an amount due to Longton Exchange Ltd of £207,500 (2017: £50,500). Mr M J Berger, a director of this company, is also a director of Longton Exchange Ltd. The loan is interest free and repayable on demand.