

Report of The Directors and Financial Statements

For the Year Ended 31 March 2018

For Trust Property Management Limited



Company No: 05591526

Trust Property Management Limited

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Trust Property Management Limited

Company Information **For the year ended 31 March 2018**

Directors:	Mr B J C Mire Mr M J Yun Mr H Davda
Secretary:	Mr R W Levy (appointed 8 November 2017)
Registered Office:	Unit 3 Technology Park Colindeep Lane London NW9 6BX
Registered Number:	05591526 (England and Wales)

Trust Property Management Limited

Report of the Directors For the year ended 31 March 2018

The directors present their report with the financial statements of the company for the year ended 31 March 2018.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of property management.

REVIEW OF BUSINESS AND FUTURE DEVELOPMENTS

The directors considered the results for the period to be satisfactory and expect a satisfactory performance in the current year.

Please refer to the directors' report in Trust Property Management Group Limited's accounts for further details in relation to risks and uncertainties, financial instruments and future developments for the company.

DIVIDENDS

No dividends will be distributed for the year ended 31 March 2018. No dividends were declared or paid in the year.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 April 2017 to the date of this report:

M J Yun
B J C Mire
H Davda

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

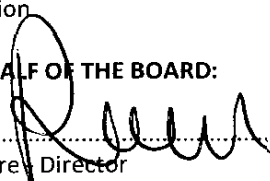
In preparing those financial statements, the directors are required to:

- a) select suitable accounting policies and then apply them consistently;
- b) make judgements and accounting estimates that are reasonable and prudent;
- c) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The report has been prepared in accordance with the special provisions applicable to companies entitled to the small companies exemption.

ON BEHALF OF THE BOARD:


.....
B J C Mire, Director

Date: 1 October 2018

Trust Property Management Limited

Income Statement

For the year ended 31 March 2018

	Notes	2018 £	2017 £
Turnover	2	2,353,175	2,220,404
Administrative expenses		(2,287,656)	(2,141,344)
Operating profit	4	65,519	79,060
Interest receivable and similar income		251	342
Profit on ordinary activities before taxation		65,770	79,402
Tax on profit on ordinary activities	5	(8,869)	(16,920)
Profit on ordinary activities after taxation	12	56,901	62,482

Total recognised gains and losses

The company has no recognised gains or losses other than the profits for the current period or previous period.

Continuing operations

The operating profit for the year arises from the company's continuing operations.

Trust Property Management Limited

Statement of Financial Position As at 31 March 2018

Company Number: 05591526

	Notes	2018 £	2017 £
Fixed Assets			
Intangible assets	6	481,817	520,137
Tangible assets	7	<u>24,225</u>	<u>8,748</u>
		<u>506,042</u>	<u>528,885</u>
Current Assets			
Debtors	8	2,161,628	2,174,878
Cash at bank and in hand		<u>350,288</u>	<u>243,067</u>
		2,511,916	2,417,945
Creditors			
Amounts falling due within one year	9	<u>(397,640)</u>	<u>(383,413)</u>
Net Current Assets		<u>2,114,276</u>	<u>2,034,532</u>
Total Assets Less Current Liabilities		<u>2,620,318</u>	<u>2,563,417</u>
Net Assets		<u>2,620,318</u>	<u>2,563,417</u>
Capital And Reserves			
Called up share capital	11	989,692	989,692
Profit and loss account	12	<u>1,630,626</u>	<u>1,573,725</u>
Shareholders' Funds	13	<u>2,620,318</u>	<u>2,563,417</u>

For the year ended 31 March 2018 the company was entitled to exemption under section 479A of the Companies Act 2006 relating to small companies.

No Members have required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

The Director's acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of the accounts

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

The financial statements on pages five to twelve were approved by the Board of Directors and authorised for issue on 1 October 2018 and signed on its behalf by:

.....
B J C Miley Director

Trust Property Management Limited

Notes to the Financial Statements For the year ended 31 March 2018

1. Accounting Policies

Basis of preparing financial statements

These statutory financial statements have been prepared in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102), the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime and under the historical cost convention. 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.

Turnover

Turnover represents amounts receivable from customers, exclusive of value added tax, in respect of charges for fees, rechargeable expenses and commission. Turnover is recognised so as to reflect the right to consideration as contract activity progresses by reference to the value of work performed.

Goodwill

Goodwill representing the excess of the purchase price of the business compared with the fair value of the net assets acquired is capitalised and written off evenly over thirty five years as in the opinion of the Directors this represents the period over which the goodwill is effective. The Directors believe this to be a reasonable assumption based on the industry average churn rate of 3%.

Tangible fixed assets

Depreciation is provided on all tangible assets at rates calculated to write each asset down to its estimated residual value evenly over its expected useful life, as follows:

Fixtures and fittings	- over 5 years
Computer equipment	- over 3 years
Motor Vehicles	- over 4 years

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantially enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

Hire purchase and leasing commitments

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to the profit and loss account over the relevant period. The capital element of the future payments is treated as a liability.

Rentals paid under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

Pension Costs and other post-retirement benefits

The company operates a defined contribution pension scheme for directors and employees. The amount charged to the profit and loss account in respect of pension costs and other post-retirement benefits is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the Statement of Financial Position.

Trust Property Management Limited

Notes to the Financial Statements - continued For the year ended 31 March 2018

1. Accounting Policies - continued

Client monies

The company holds monies on behalf of clients, in which the company has no beneficial interest. Such monies are therefore excluded from the balance sheet.

Cash at bank

Cash comprises cash in hand and deposits repayable on demand.

2. Turnover and Profit on Ordinary Activities Before Taxation

The company's turnover and profit on ordinary activities before tax were all derived from the principal activities set out in the Directors' Report.

All business operations are carried out within the United Kingdom.

3. Staff Costs

	2018 £	2017 £
Wages and salaries	808,044	844,751
Social security costs	81,030	83,459
	<u>889,074</u>	<u>928,210</u>

The average monthly number of employees (including Directors) during the period was as follows:

	2018 No	2017 No
Property management	17	14
Administration	13	16
	<u>30</u>	<u>30</u>
	£	£
Directors' emoluments	<u>206,555</u>	<u>202,309</u>
	<u>206,555</u>	<u>202,309</u>

No directors were accruing benefits under money purchase pension scheme (2017: Nil).

4. Operating Profit

The operating profit is stated after charging:

	2018 £	2017 £
Other operating leases payments	22,500	22,500
Depreciation - owned assets	5,667	5,826
Goodwill amortisation	38,320	38,320

Trust Property Management Limited

Notes to the Financial Statements - continued For the year ended 31 March 2018

5. Taxation

Analysis of the tax charge

The tax charge on the profit on ordinary activities for the period was as follows:

	2018 £	2017 £
Current tax:		
UK corporation tax	8,869	14,654
Deferred tax:		
Origination and reversal of timing differences	-	2,266
Tax charge on profit on ordinary activities	<u>8,869</u>	<u>16,920</u>

UK corporation tax was charged at 19% in 2018 (2017: 20%).

Factors affecting the tax charge

The tax assessed for the period is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	2018 £	2017 £
Profit on ordinary activities before tax	<u>65,771</u>	<u>79,402</u>
Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 19% (2017: 20%)	12,496	15,880
Effects of:		
Capital allowances in (excess of) / less than depreciation	(3,627)	(1,226)
Expenses not deductible for tax purposes	-	-
Marginal relief	-	-
Over provision	-	-
Current tax charge for the period	<u>8,869</u>	<u>14,654</u>

6. Intangible Fixed Assets

	Goodwill £
Cost	
At 1 April 2017 and 31 March 2018	<u>973,139</u>
Amortisation	
At 1 April 2017	453,002
Amortisation for the year	<u>38,320</u>
At 31 March 2018	<u>491,322</u>
Net Book Value	
At 31 March 2018	<u>481,817</u>
At 31 March 2017	<u>520,137</u>

Determining whether goodwill is impaired requires an estimation of the value in use of the cash-generating units to which goodwill has been allocated. The value in use calculation requires the entity to estimate the future cash flows expected to arise from the cash generation unit and a suitable discount rate in order to calculate present value.

Trust Property Management Limited

Notes to the Financial Statements - continued For the year ended 31 March 2018

7. Tangible Fixed Assets

	Fixtures & fittings £	Computer Equipment £	Totals £
Cost			
At 1 April 2017	108,128	274,625	382,753
Additions	1,018	20,126	21,144
Disposal	(104,840)	(254,536)	(359,376)
At 31 March 2018	<u>4,306</u>	<u>40,215</u>	<u>44,521</u>
Depreciation			
At 1 April 2017	105,947	268,058	374,005
Charge for the period	745	4,922	5,667
Disposal	(104,840)	(254,536)	(359,376)
At 31 March 2018	<u>1,852</u>	<u>18,444</u>	<u>20,296</u>
Net Book Value			
At 31 March 2018	<u>2,454</u>	<u>21,771</u>	<u>24,225</u>
At 31 March 2017	<u>2,181</u>	<u>6,567</u>	<u>8,748</u>

8. Debtors: Amounts falling due within one year

	2018 £	2017 £
Trade debtors	137,401	131,136
Amounts owed by group undertakings	1,753,026	1,903,786
Other debtors	198,857	73,890
Prepayments and accrued income	<u>72,344</u>	<u>66,066</u>
	<u>2,161,628</u>	<u>2,174,878</u>

9. Creditors: Amounts falling due within one year

	2018 £	2017 £
Trade creditors	45,277	16,980
Amounts owed to group undertakings	201,760	190,320
Corporation tax	14,103	19,888
Other taxes and social security	124,399	138,652
Other creditors	5,192	4,415
Accrued expenses	<u>6,909</u>	<u>13,158</u>
	<u>397,640</u>	<u>383,413</u>

Monies held on behalf of clients, which has not been included in the balance sheet was £14.5m (2017: £14.2m).

Trust Property Management Limited

Notes to the Financial Statements - continued For the year ended 31 March 2018

10. Obligations Under Hire Purchase Contracts & Leases

The following operating lease payments are committed to be paid within one year

	Land & Buildings	
	2018 £	2017 £
Expiring: Between two & five years	<u>22,500</u>	<u>22,500</u>
	<u>22,500</u>	<u>22,500</u>

11. Called Up Share Capital

Allotted, issued and fully paid:

Number:	Class:	Nominal Value:	2018 £	2017 £
989,692	Ordinary Shares	£1	<u>989,692</u>	<u>989,692</u>

12. Reserves

	Profit and loss account £
At 1 April 2017	1,573,725
Profit for the period	<u>56,901</u>
At 31 March 2018	<u>1,630,626</u>

13. Reconciliation of Movements in Shareholders Funds

	2018 £	2017 £
Profit for the financial period	<u>56,901</u>	<u>62,482</u>
Net increase of shareholders' funds	56,901	62,482
Opening shareholders' funds	<u>2,563,417</u>	<u>2,500,935</u>
Closing shareholders' funds	<u>2,620,318</u>	<u>2,563,417</u>

Trust Property Management Limited

Notes to the Financial Statements - continued **For the year ended 31 March 2018**

14. Ultimate Parent Company

The company's ultimate parent company is Trust Property Management Group Limited, a company incorporated in England and Wales. The consolidated financial statements of Trust Property Management Group Limited are available to the public and copies may be obtained from the company's registered office at Unit 3 Technology Park, Colindeep Lane, London NW9 6BX.

15. Contingent Liabilities

The company has provided an unlimited guarantee in respect of the parent company's bank borrowings which are, in addition, secured by a debenture over the assets and undertakings of the company and its fellow subsidiaries. The amount outstanding under these arrangements at 31 March 2018 was £Nil (2017:£Nil).

The company is part of a group VAT registration and hence is jointly and severally liable for any group VAT liability. At 31 March 2018 the contingent liability of the company was £85,441 (2017: £112,401).

16. Related Party Disclosure

The company has taken advantage of the exemption granted under FRS8 that transactions do not need to be disclosed with companies where 100% of the voting rights are controlled within the group.