Registered number: NI043454

J.H.T. (UUC) LIMITED

UNAUDITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 DECEMBER 2016

J.H.T. (UUC) LIMITED
REGISTERED NUMBER:NI043454

BALANCE SHEET
AS AT 30 DECEMBER 2016

	Note		2016 £		2015 £
FIXED ASSETS					
Tangible assets	5		2,788,381		3,086,612
			2,788,381		3,086,612
CURRENT ASSETS					
Debtors: amounts falling due within one year	6	142,162		146,642	
Cash at bank and in hand	7	857,087		895,632	
		999,249		1,042,274	
Creditors: amounts falling due within one year	8	(3,518,270)		(3,474,051)	
NET CURRENT LIABILITIES			(2,519,021)		(2,431,777)
TOTAL ASSETS LESS CURRENT LIABILITIES			269,360		654,835
Creditors: amounts falling due after more than one year	9		(3,106,786)		(3,446,204)
NET LIABILITIES			(2,837,426)		(2,791,369)

J.H.T. (UUC) LIMITED
REGISTERED NUMBER:NI043454

BALANCE SHEET (CONTINUED)
AS AT 30 DECEMBER 2016

	Note	2016 £	2015 £
CAPITAL AND RESERVES			
Called up share capital		58,368	58,368
Profit and loss account		(2,895,794)	(2,849,737)
		(2,837,426)	(2,791,369)

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

....

Mr T H Turkington
Director

Date: 20/4/2017

The notes on pages 3 to 10 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 DECEMBER 2016

1. GENERAL INFORMATION

The principal activity of the company during the year was the operation of leased property for rental return. The entity is a limited liability company incorporated in Northern Ireland. The company's principal place of business is its registered office at James Park, Mahon Road, Portadown, BT62 3EH.

2. ACCOUNTING POLICIES

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company accounting policies.

The following principal accounting policies have been applied:

2.2 Going concern

These financial statements have been prepared on the going concern basis, notwithstanding the fact that the company had a net deficit of £2,837,427 at the balance sheet date.

Due to interest charges being incurred the directors had expected to operate at a loss for the medium term following incorporation. The company's operations have required significant levels of borrowing and related interest to fund the construction of a property that has been subsequently leased to a third party. This project is performing as expected and financial projections for the company indicate that growing profits will be generated in future years.

The company meets its day to day working capital requirements through a long term loan facility. The company operates well within this facility. The directors have considered future financial projections and future cashflow requirements and are confident that the company will continue in business for the foreseeable future.

Accordingly the directors consider it appropriate that the financial statements in respect of the year ended 30 December 2016 be prepared on a going concern basis.

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2. ACCOUNTING POLICIES (continued)

2.4 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

At each reporting date the company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

The Company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the Company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Short term leasehold property	- 3.39% per annum straight line
Plant & machinery	- 6.67% per annum straight line
Fixtures & fittings	- 20% per annum straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Comprehensive Income.

2.5 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.6 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2. ACCOUNTING POLICIES (continued)

2.7 Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an 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.

2.8 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.9 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.10 Operating leases: the Company as lessor

Rentals income from operating leases is credited to the Statement of Comprehensive Income on a straight line basis over the term of the relevant lease.

2. ACCOUNTING POLICIES (continued)

2.11 Operating leases: the Company as lessee

Rentals paid under operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the lease term.

2.12 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in the Statement of Comprehensive Income when they fall due. Amounts not paid are shown in accruals as a liability in the Balance Sheet. The assets of the plan are held separately from the Company in independently administered funds.

2.13 Interest income

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

2.14 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

2.15 Taxation

Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

3. FIRST TIME ADOPTION OF FRS 102

The policies applied under the entity's previous accounting framework are not materially different to FRS 102 and have not impacted on equity or profit or loss.

Prior to 31 December 2014 the Company prepared its financial statements under previously extant UK GAAP. From 31 December 2014, the Company has elected to present its annual financial statements in accordance with FRS 102 and the Companies Act 2006.

In accordance with FRS 102, as a first-time adopter, the Company did not revise estimates on transition to reflect new information subsequent to the original estimates.

4. EMPLOYEES

The average monthly number of employees, including directors, during the year was 7 (2015 -7).

5. TANGIBLE FIXED ASSETS

	Short term leasehold property £	Plant & machinery £	Fixtures & fittings £	Total £
COST OR VALUATION				
At 31 December 2015	4,354,441	1,845,413	146,616	6,346,470
Disposals	-	-	(6,100)	(6,100)
At 30 December 2016	4,354,441	1,845,413	140,516	6,340,370
DEPRECIATION				
At 31 December 2015	1,758,215	1,421,978	79,664	3,259,857
Charge for the period on owned assets	147,608	123,027	21,496	292,131
At 30 December 2016	1,905,823	1,545,005	101,160	3,551,988
NET BOOK VALUE				
At 30 December 2016	2,448,618	300,408	39,356	2,788,382
At 30 December 2015	2,596,226	423,434	66,952	3,086,612

The aggregate amount of finance costs included in the cost of tangible assets at the balance sheet date is £77,019 (2015 - £77,019). No finance costs were capitalised during the current or prior year.

6. DEBTORS

	2016 £	2015 £
Trade debtors	42,300	43,024
Other debtors	-	1,821
Prepayments and accrued income	99,862	101,797
	142,162	146,642

7. CASH AND CASH EQUIVALENTS

	2016 £	2015 £
Cash at bank and in hand	857,087	895,632
	857,087	895,632

8. CREDITORS: Amounts falling due within one year

	2016 £	2015 £
Unsecured loan stock	525,300	525,300
Other loans	339,418	317,718
Trade creditors	61,409	42,495
Corporation tax	175,414	210,276
Other taxation and social security	985	929
Other creditors	693,355	700,974
Accruals and deferred income	1,722,389	1,676,359
	3,518,270	3,474,051

Other loans falling due within one year totalling £339,418 (2015 - £317,718) are secured as described in note 9.

9. CREDITORS: Amounts falling due after more than one year

	2016 £	2015 £
Other loans	3,106,786	3,446,204
	3,106,786	3,446,204

Secured loans

Other loan facilities are secured by property of JHT (Library Services) Limited and J.H.T. (UUC) Limited, a composite guarantee and indemnity provided by the company and a guarantee provided by the shareholders of the company. Loan facilities are also secured by a composite guarantee and indemnity provided to the loan provider from JHT Library Services Limited, a related company.

10. LOANS

Analysis of the maturity of loans is given below:

	2016 £	2015 £
AMOUNTS FALLING DUE WITHIN ONE YEAR		
Other loans	339,418	317,718
Unsecured loan stock	525,300	525,300
	864,718	843,018
AMOUNTS FALLING DUE 2-5 YEARS		
Other loans	1,256,340	1,293,532
	1,256,340	1,293,532
AMOUNTS FALLING DUE AFTER MORE THAN 5 YEARS		
Other loans	1,850,446	2,152,672
	1,850,446	2,152,672
	3,971,504	4,289,222

Other loans falling due for payment after more than 5 years are repayable by instalment.

11. DEFERRED TAXATION

At the balance sheet date there exists a deferred tax asset of £197,178 (2015 - £187,737) at the corporation tax rate of 17% (2015 - 19%). The deferred tax asset arises in respect of timing differences (unpaid interest) which exceeds the excess of taxation allowances over depreciation on fixed assets. This amount has not been recognised.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 DECEMBER 2016

12. CONTINGENT LIABILITIES

J.H.T. (UUC) Limited has provided a composite guarantee to the bank in relation to bank borrowings of JHT (Library Services) Limited, a related party of the company.

13. PENSION COMMITMENTS

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £1,956 (2015 - £923). Contributions totalling £316 (2015 - £498) were payable to the fund at the balance sheet date and are included in creditors.