
REAL (GOLDSMITHS ROW) LIMITED

UNAUDITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019

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COMPANIES HOUSE

REAL (GOLDSMITHS ROW) LIMITED

COMPANY INFORMATION

Directors	R Bond M Mitchener M Day A Penrhyn-Lowe T Rigby
Company secretary	A Penrhyn-Lowe
Registered number	08087549
Registered office	Rydon House Station Road Forest Row East Sussex RH18 5DW

REAL (GOLDSMITHS ROW) LIMITED

CONTENTS

	Page
Directors' report	1
Statement of comprehensive income	2
Balance sheet	3
Statement of changes in equity	4
Notes to the financial statements	5 - 10

REAL (GOLDSMITHS ROW) LIMITED

**DIRECTORS' REPORT
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

The directors present their report and the financial statements for the year ended 30 September 2019.

Principal activity

The principal activity of the company continued to be that of building contractors and developers.

Results and dividends

The profit for the year, after taxation, amounted to £27,684 (2018 - £54,662).

The directors do not recommend the payment of a dividend (2018: £5,500,000 paid).

Directors

The directors who served during the year were:

R Bond
M Mitchener
M Day
A Penrhyn-Lowe
T Rigby

Political contributions

The company has not made any political donations or incurred political expenditure during the year (2018 - £nil).

Post balance sheet events

There have been no significant events affecting the company since the year end.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 11 December 2019 and signed on its behalf.

R Bond
Director

REAL (GOLDSMITHS ROW) LIMITED

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 SEPTEMBER 2019

	Note	2019 £	2018 £
Turnover		71,146	71,891
Cost of sales		(36,868)	(4,113)
Gross profit		34,278	67,778
Administrative expenses		(32)	(633)
Operating profit		34,246	67,145
Tax on profit	5	(6,562)	(12,483)
Profit for the year		27,684	54,662

There was no other comprehensive income for 2019 (2018:£NIL).

The notes on pages 5 to 10 form part of these financial statements.

REAL (GOLDSMITHS ROW) LIMITED
REGISTERED NUMBER: 08087549

BALANCE SHEET
AS AT 30 SEPTEMBER 2019

	Note	2019 £	2018 £
Current assets			
Debtors	6	591,150	521,071
Cash at bank and in hand		372	44,974
		<u>591,522</u>	<u>566,045</u>
Creditors: amounts falling due within one year	7	(404,703)	(406,910)
Net current assets		<u>186,819</u>	<u>159,135</u>
Total assets less current liabilities		<u>186,819</u>	<u>159,135</u>
Net assets		<u>186,819</u>	<u>159,135</u>
Capital and reserves			
Called up share capital	8	1,000	1,000
Profit and loss account	9	185,819	158,135
		<u>186,819</u>	<u>159,135</u>

For the year ending 30 September 2019, the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

Directors' responsibilities:

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of Companies Act 2006; and

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 were approved and authorised for issue by the board and were signed on its behalf on 11 December 2019.



R Bond
Director

The notes on pages 5 to 10 form part of these financial statements.

REAL (GOLDSMITHS ROW) LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 October 2018	1,000	158,135	159,135
Total comprehensive income for the year			
Profit for the year	-	27,684	27,684
Total comprehensive income for the year	-	27,684	27,684
Transactions with shareholders			
At 30 September 2019	1,000	185,819	186,819

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 SEPTEMBER 2018**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 October 2017	1,000	5,603,473	5,604,473
Total comprehensive income for the year			
Profit for the year	-	54,662	54,662
Transactions with shareholders			
Dividends: Equity capital	-	(5,500,000)	(5,500,000)
Total transactions with shareholders	-	(5,500,000)	(5,500,000)
At 30 September 2018	1,000	158,135	159,135

The notes on pages 5 to 10 form part of these financial statements.

REAL (GOLDSMITHS ROW) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2019

1. General information

Real (Goldsmiths Row) Limited is a company limited by shares and incorporated in the UK. The address of the registered office is given in the company information page in these financial statements.

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 Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland ("FRS 102") and the Companies Act 2006.

2.2 Financial reporting standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions as the company is considered to be a qualifying entity (for the purpose of FRS) in preparing these financial statements, as permitted by the FRS 102:

- the requirements of Section 4 Statement of Financial Position paragraph 4.12(a)(iv);
- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.39 to 11.48A;
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.29;
- the requirements of Section 26 Share-based Payment paragraphs 26.18(b), 26.19 to 26.21 and 26.23;
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Rydon Group Holdings Limited as at 30 September 2019 and these financial statements may be obtained from the registered office.

2.3 Going concern

At the date of this report, the directors have carried out a detailed review of the business. In the opinion of the directors, the company has adequate resources to pay its liabilities and consequently the financial statements are presented on a going concern basis.

2.4 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.

Revenue from the company's principal business streams is recognised on the following basis:

- Sales of land and residential properties - when transactions have legally completed.
- Construction contracts – in accordance with the company's accounting policy on construction contracts. Where the outcome of a contract can be estimated reliably, contract revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date and profit is that estimated to fairly reflect the profit arising up to that date.

REAL (GOLDSMITHS ROW) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2019

2. Accounting policies (continued)

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 Impairment

Assets are reviewed for impairment whenever events or circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised in the profit and loss account based on the amount by which the carrying amount exceeds the recoverable amount. The 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 discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

2.7 Financial instruments

The company only enters into basic financial instrument 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.

Equity instruments issued by the company, such as share capital are recorded based on proceeds received or receivable, net of direct issue costs.

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 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

2.10 Borrowing costs

All borrowing costs are capitalised and recognised within Work in Progress.

2.11 Taxation

Tax is recognised in the profit and loss account, 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.

REAL (GOLDSMITHS ROW) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

3. Employees

All employees are employed and paid by Rydon Group Limited.

4. Directors' remuneration

All directors are employed and paid by Rydon Group Limited. A recharge is made by Rydon Group Limited for management services provided to Real (Goldsmiths Row) Limited.

No remuneration is disclosed as the directors' services to the company are incidental to their services in other group companies.

5. Taxation

	2019 £	2018 £
Corporation tax		
Current tax on profits for the year	6,507	12,758
Adjustments in respect of previous periods	55	(275)
Total current tax	6,562	12,483
Deferred tax		
Total deferred tax	-	-
Taxation on profit on ordinary activities	6,562	12,483

REAL (GOLDSMITHS ROW) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019

5. Taxation (continued)

Factors affecting tax charge for the year

The tax assessed for the year is higher than (2018 - lower than) the standard rate of corporation tax in the UK of 19% (2018 - 19%). The differences are explained below:

	2019 £	2018 £
Profit on ordinary activities before tax	34,246	67,145
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2018 - 19%)	6,507	12,758
Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	55	-
Adjustments to tax charge in respect of prior periods	-	(275)
Total tax charge for the year	6,562	12,483

Factors that may affect future tax charges

A reduction in the UK corporation tax rate from 19% to 17% (effective 1 April 2020) was substantively enacted on 6 September 2016. This will reduce the company's future current tax charge accordingly.

REAL (GOLDSMITHS ROW) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019

6. Debtors

	2019 £	2018 £
Trade debtors	-	42,830
Amounts owed by parent company	1,000	1,000
Amounts owed by group companies	590,000	450,000
Other debtors	150	27,241
	<u>591,150</u>	<u>521,071</u>

Amounts due from group undertakings are unsecured and repayable on demand.

7. Creditors: Amounts falling due within one year

	2019 £	2018 £
Trade creditors	-	637
Corporation tax	2,507	-
Other taxation and social security	-	4,478
Other creditors	109,919	109,450
Accruals and deferred income	292,277	292,345
	<u>404,703</u>	<u>406,910</u>

8. Share capital

	2019 £	2018 £
Allotted, called up and fully paid		
1,000 (2018 - 1,000) Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>

9. Reserves

Profit and loss account

The profit and loss account reserve represents cumulative profits and losses net of dividends paid and other adjustments.

REAL (GOLDSMITHS ROW) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

10. Contingent liabilities

Certain companies within the group have given performance guarantees for other Group companies, the majority of which are parent company guarantees from Rydon Group Limited or Rydon Holdings Limited supporting performance. At 30 September 2019, the Group had performance guarantees provided by third parties to support its construction operations of £13.6m (2018 - £14.8m). The Group considers the likelihood that an outflow of cash under these agreements is low and that no provision is required.

The Company, along with other companies in the Group, has provided security over its assets in relation to a revolving credit facility and an overdraft facility made available to Rydon Holdings Limited. The facilities guaranteed comprise a revolving credit facility of £30.0m and an overdraft facility of £10.0m, of which the drawn balances were £nil at 30 September 2019 (2018: £nil) for both facilities.

11. Controlling party

The immediate parent company is Real Limited and the ultimate parent company is Rydon Group Holdings Limited, both companies are registered in England and Wales. A copy of their financial statements can be obtained from the trading address of the ultimate parent company; Rydon Group Holdings Limited, Rydon House, Forest Row, East Sussex, RH18 5DW.

The directors consider R Bond to be the controlling party by virtue of his interest in the ordinary shares of Rydon Group Holdings Limited.