

Company Registration No. 02779638 (England and Wales)

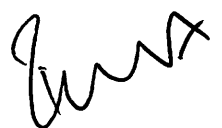
YELLOW DOOR PROPERTY LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017

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YELLOW DOOR PROPERTY LIMITED

COMPANY INFORMATION

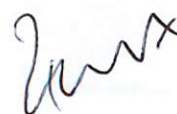
Directors	P M Ashley J Ashley S F Joseph M A Peters
Secretary	J Ashley
Company number	02779638
Registered office	Palladium House 1-4 Argyll Street London W1F 7LD
Accountants	Hazlems Fenton LLP Chartered Accountants Palladium House 1-4 Argyll Street London W1F 7LD



YELLOW DOOR PROPERTY LIMITED

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YELLOW DOOR PROPERTY LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2017

The directors present their annual report and financial statements for the year ended 31 March 2017.

Principal activities

The principal activity of the company is property development.

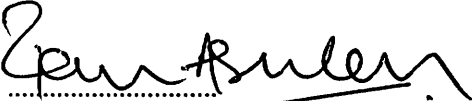
Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

P M Ashley
J Ashley
S F Joseph
M A Peters

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

On behalf of the board



P M Ashley

Director

Date: 13.12.17.



YELLOW DOOR PROPERTY LIMITED

CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF YELLOW DOOR PROPERTY LIMITED FOR THE YEAR ENDED 31 MARCH 2017

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Yellow Door Property Limited for the year ended 31 March 2017 set out on pages 3 to 10 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Yellow Door Property Limited, as a body, in accordance with the terms of our engagement letter dated 8 December 2017. Our work has been undertaken solely to prepare for your approval the financial statements of Yellow Door Property Limited and state those matters that we have agreed to state to the Board of Directors of Yellow Door Property Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Yellow Door Property Limited and its Board of Directors as a body, for our work or for this report.

It is your duty to ensure that Yellow Door Property Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Yellow Door Property Limited. You consider that Yellow Door Property Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Yellow Door Property Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Hazlems Fenton LLP

Chartered Accountants

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Chartered Accountants
Palladium House
1-4 Argyll Street
London
W1F 7LD

YELLOW DOOR PROPERTY LIMITED

STATEMENT OF INCOME AND RETAINED EARNINGS FOR THE YEAR ENDED 31 MARCH 2017

	Notes	2017 £	2016 £
Turnover		122,677	136,701
Cost of sales		(101,872)	(155,772)
Gross profit/(loss)		<u>20,805</u>	<u>(19,071)</u>
Administrative expenses		(52,162)	(46,416)
Operating loss		<u>(31,357)</u>	<u>(65,487)</u>
Interest payable and similar expenses		(13,049)	(7,724)
Loss before taxation		<u>(44,406)</u>	<u>(73,211)</u>
Tax on loss		-	14,561
Loss for the financial year		<u>(44,406)</u>	<u>(58,650)</u>
Retained earnings brought forward		669,288	752,938
Dividends		-	(25,000)
Retained earnings carried forward		<u><u>624,882</u></u>	<u><u>669,288</u></u>



YELLOW DOOR PROPERTY LIMITED

BALANCE SHEET

AS AT 31 MARCH 2017

	Notes	2017 £	£	2016 £	£
Fixed assets					
Tangible assets	3		2,220		2,961
Current assets					
Stocks		3,677,408		2,276,777	
Debtors	4	85,960		254,593	
Cash at bank and in hand		4,517		1,161	
		<u>3,767,885</u>		<u>2,532,531</u>	
Creditors: amounts falling due within one year	5	<u>(1,797,600)</u>		<u>(1,665,204)</u>	
Net current assets			1,970,285		867,327
Total assets less current liabilities			<u>1,972,505</u>		<u>870,288</u>
Creditors: amounts falling due after more than one year	6		(1,146,623)		-
Net assets			<u>825,882</u>		<u>870,288</u>
Capital and reserves					
Called up share capital	7		1,250		1,250
Share premium account			199,750		199,750
Profit and loss reserves			624,882		669,288
Total equity			<u>825,882</u>		<u>870,288</u>

For the financial year ended 31 March 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

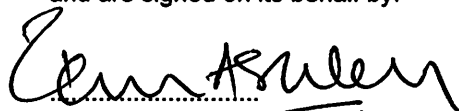
These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

YELLOW DOOR PROPERTY LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2017

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



P M Ashley
Director

Company Registration No. 02779638

YELLOW DOOR PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies

Company information

Yellow Door Property Limited is a private company limited by shares incorporated in England and Wales. The registered office is Palladium House, 1-4 Argyll Street, London, W1F 7LD.

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 historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

These financial statements for the year ended 31 March 2017 are the first financial statements of Yellow Door Property 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 April 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 is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

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

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, 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.



YELLOW DOOR PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies

(Continued)

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:

Furniture and equipment	- 25% Reducing balance
Motor vehicles	- 25% Straight line

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.

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 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at the lower of replacement cost and cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

1.6 Cash at bank and in hand

Cash at bank and in hand 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.



YELLOW DOOR PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies

(Continued)

1.7 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.

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.

1.8 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.

1.9 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.



YELLOW DOOR PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies

(Continued)

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.

1.10 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.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 4 (2016 - 4).

3 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 1 April 2016 and 31 March 2017	8,802
Depreciation and impairment	
At 1 April 2016	5,841
Depreciation charged in the year	741
At 31 March 2017	6,582
Carrying amount	
At 31 March 2017	2,220
At 31 March 2016	2,961

YELLOW DOOR PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

4 Debtors

	2017 £	2016 £
Amounts falling due within one year:		
Trade debtors	100	160,100
Other debtors	85,860	94,493
	<u>85,960</u>	<u>254,593</u>

5 Creditors: amounts falling due within one year

	2017 £	2016 £
Bank loans and overdrafts	20,906	15,620
Other creditors	1,776,694	1,649,584
	<u>1,797,600</u>	<u>1,665,204</u>

The bank overdraft and loans include in other creditors amounting to £242,395 (2016 - £163,933) are secured on the assets of the company.

6 Creditors: amounts falling due after more than one year

	2017 £	2016 £
Bank loans and overdrafts	<u>1,146,623</u>	<u>-</u>

The bank loans are secured on the assets of the company.

7 Called up share capital

	2017 £	2016 £
Ordinary share capital		
Issued and fully paid		
1,250 Ordinary shares of £1 each	1,250	1,250
	<u>1,250</u>	<u>1,250</u>

8 Related party transactions

Dividends totalling £Nil (2016 - £25,000) were paid during the year to P M Ashley. At the end of the financial year the company owed £626,236 (2016 - £579,252) to P M Ashley and this amount is included in other creditors. These loans are provided interest free, unsecured and repayable on demand.

Other creditors include a loan of £140,000 (2016 - £140,000) from Miserden Limited, a company in which M A Peters is a director and shareholder. Other creditors also include a loan of £710,000 (2016 - £710,000) from Myer Joseph & Co Limited, a company in which S F Joseph is a director and shareholder.

YELLOW DOOR PROPERTY LIMITED
MANAGEMENT INFORMATION
FOR THE YEAR ENDED 31 MARCH 2017

YELLOW DOOR PROPERTY LIMITED

DETAILED TRADING AND PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2017

	£	2017 £	£	2016 £
Turnover				
Sales and sundry income		122,677		136,701
Cost of sales				
Opening stocks	2,276,777		1,319,661	
Purchases and other direct costs	1,502,503		1,112,888	
Closing stocks	(3,677,408)		(2,276,777)	
		(101,872)		(155,772)
Gross profit/(loss)		20,805		(19,071)
Administrative expenses		(52,162)		(46,416)
Operating loss		(31,357)		(65,487)
Interest payable and similar expenses				
Bank interest paid	-		1,724	
Other interest paid	13,049		6,000	
		(13,049)		(7,724)
Loss before taxation		(44,406)		(73,211)



YELLOW DOOR PROPERTY LIMITED

SCHEDULE OF ADMINISTRATIVE EXPENSES

FOR THE YEAR ENDED 31 MARCH 2017

	2017	2016
	£	£
Administrative expenses		
Staff welfare	317	328
Directors' remuneration	16,120	16,120
Rent and services	2,500	2,500
Insurance	5,292	1,838
Computer running costs	1,950	1,937
Motor running expenses	4,316	4,728
Travelling expenses	4,142	3,635
Legal and professional	3,466	5,120
Accountancy	3,625	3,000
Charitable donations	1,193	-
Bank charges	1,589	690
Printing, postage and stationery	1,345	1,528
Advertising	2,627	1,347
Telecommunications	2,871	2,576
Sundry expenses	68	82
Depreciation	741	987
	52,162	46,416

