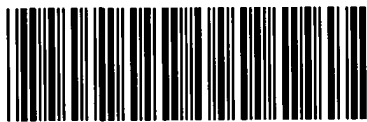


**REALTY, THE LONDON PROPERTY BROKERS LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JULY 2017**  
**PAGES FOR FILING WITH REGISTRAR**

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# REALTY, THE LONDON PROPERTY BROKERS LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	Mr L Kirschel Mrs E Kirschel
<b>Company number</b>	1816008
<b>Registered office</b>	3rd Floor 114a Cromwell Road London SW7 4AG
<b>Auditor</b>	Bright Grahame Murray Emperor's Gate 114a Cromwell Road Kensington London SW7 4AG

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**REALTY, THE LONDON PROPERTY BROKERS LIMITED**

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# REALTY, THE LONDON PROPERTY BROKERS LIMITED

## BALANCE SHEET

AS AT 31 JULY 2017

	Notes	2017		2016	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	3		25,417		33,308
<b>Current assets</b>					
Debtors	4	507,945		1,572,375	
Cash at bank and in hand		62,872		58,693	
		<u>570,817</u>		<u>1,631,068</u>	
<b>Creditors: amounts falling due within one year</b>	5	<u>(279,691)</u>		<u>(1,178,544)</u>	
<b>Net current assets</b>			<u>291,126</u>		<u>452,524</u>
<b>Total assets less current liabilities</b>			<u>316,543</u>		<u>485,832</u>
<b>Provisions for liabilities</b>			<u>(1,681)</u>		<u>(5,772)</u>
<b>Net assets</b>			<u><u>314,862</u></u>		<u><u>480,060</u></u>
<b>Capital and reserves</b>					
Called up share capital	6		30,000		30,000
Profit and loss reserves			284,862		450,060
<b>Total equity</b>			<u><u>314,862</u></u>		<u><u>480,060</u></u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

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 the provisions of FRS 102 Section 1A- small entities.

The financial statements were approved by the board of directors and authorised for issue on 25.04.18 and are signed on its behalf by:

  
Mr. E. Kirschel  
Director

Company Registration No. 1816008

# REALTY, THE LONDON PROPERTY BROKERS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

*FOR THE YEAR ENDED 31 JULY 2017*

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### 1 Accounting policies

#### Company information

Realty, The London Property Brokers Limited is a private company limited by shares incorporated in England and Wales. The registered office is 3rd Floor, 114a Cromwell Road, Kensington, London, SW7 4AG.

#### 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. The principal accounting policies adopted are set out below.

#### 1.2 Turnover

The turnover shown in the profit and loss account represents property management fees and commissions, exclusive of Value Added Tax.

In respect of long-term contracts and contracts for on-going services, turnover represents the value of work done in the year, including estimates of amounts not invoiced. Turnover in respect of long-term contracts and contracts for on-going services is recognised by reference to the stage of completion.

#### 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.

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:

Equipment	15% p.a. on straight line basis
Motor vehicles	25% p.a. on reducing balance basis

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.

# REALTY, THE LONDON PROPERTY BROKERS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2017

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### 1 Accounting policies

(Continued)

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 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.

#### 1.6 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.

# REALTY, THE LONDON PROPERTY BROKERS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2017

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### 1 Accounting policies

(Continued)

#### *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.

#### 1.7 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.

#### 1.8 Derivatives

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to fair value at each reporting end date. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset, whereas a derivative with a negative fair value is recognised as a financial liability.

#### 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.

##### *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.

# REALTY, THE LONDON PROPERTY BROKERS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2017

### 1 Accounting policies

(Continued)

#### 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.

#### 1.11 Leases

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

### 2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 0 (2016 - 0).

### 3 Tangible fixed assets

	Equipment	Motor vehicles	Total
	£	£	£
<b>Cost</b>			
At 1 August 2016	137,228	30,000	167,228
Additions	1,850	-	1,850
At 31 July 2017	139,078	30,000	169,078
<b>Depreciation and impairment</b>			
At 1 August 2016	105,609	28,311	133,920
Depreciation charged in the year	9,178	563	9,741
At 31 July 2017	114,787	28,874	143,661
<b>Carrying amount</b>			
At 31 July 2017	24,291	1,126	25,417
At 31 July 2016	31,619	1,689	33,308



# REALTY, THE LONDON PROPERTY BROKERS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2017

### 4 Debtors

	2017	2016
	£	£
<b>Amounts falling due within one year:</b>		
Trade debtors	28,854	81,842
Corporation tax recoverable	19,582	-
Other debtors	459,509	1,490,533
	<u>507,945</u>	<u>1,572,375</u>

### 5 Creditors: amounts falling due within one year

	2017	2016
	£	£
Trade creditors	236,263	3,654
Corporation tax	-	19,582
Other taxation and social security	31,778	11,597
Other creditors	11,650	1,143,711
	<u>279,691</u>	<u>1,178,544</u>

### 6 Called up share capital

	2017	2016
	£	£
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
30,000 Ordinary Shares of £1 each	30,000	30,000
	<u>30,000</u>	<u>30,000</u>

### 7 Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Ahsan Miraj.  
The auditor was Bright Grahame Murray.

# REALTY, THE LONDON PROPERTY BROKERS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

*FOR THE YEAR ENDED 31 JULY 2017*

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### **8 Related party transactions**

Included in other debtors is £Nil (2016 - £231,694) due from Consolidated Property Corporation Inc. Limited, a company in which L Kirschel has an interest as director and shareholder, £Nil (2016 - £350) due from Soholistic Limited, a wholly owned subsidiary of Consolidated Property Corporation Inc. Limited, £13,098 (2016 - £966,502) due from Consolidated Property Corporation Limited, a company in which L Kirschel and N Fattal, a shareholder, have interests as directors and shareholders, £Nil (2016 - £4,471) due from Mireview Limited, a company in which L Kirschel is a director and has a beneficial interest.

Included in other debtors is £1,083 (2016 - creditor of £972,150) due from Consolidated Developments Limited, a company in which L Kirschel has an interest as director and shareholder. Management fees of £50,000 (2016 - £200,000) were charged to Consolidated Developments Limited. Included in creditors is an amount of £Nil (2016 - £115,741) due to Consolidated Hotels Limited, a wholly owned subsidiary undertaking of Consolidated Developments Limited.

At the balance sheet date an amount of £Nil (2016 - £894) was due to Mrs E Kirschel, a director of the company.

During the year, the company charged rent of £13,333 (2016 - £80,000) to Consolidated Property Corporation Limited and £6,667 (2016 - £40,000) to Consolidated Property Corporation Inc. Limited.