

**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**  
**FOR**  
**DECADE PROPERTY INVESTMENTS LIMITED**

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**FOR THE YEAR ENDED 31 DECEMBER 2020**

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**DECADE PROPERTY INVESTMENTS LIMITED**

**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

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**DIRECTOR:** P Broomhead

**SECRETARY:** B C McCarthy

**REGISTERED OFFICE:** 3 Hobbs House  
Harrobian Business Village  
Bessborough Road  
Harrow  
Middlesex  
HA1 3EX

**REGISTERED NUMBER:** 02945786 (England and Wales)

**ACCOUNTANTS:** The Paris Partnership LLP  
Chartered Accountants  
Russell House  
140 High Street  
Edgware  
Middlesex  
HA8 7LW

**STATEMENT OF FINANCIAL POSITION**  
**31 DECEMBER 2020**

|  | Notes | 2020<br>£        | 2019<br>£        |
|--|-------|------------------|------------------|
| <b>FIXED ASSETS</b>                          |       |                  |                  |
| Tangible assets                              | 4     | 357              | 446              |
| Investment property                          | 5     | <u>1,000,000</u> | <u>1,000,000</u> |
|  |       | <u>1,000,357</u> | <u>1,000,446</u> |
| <b>CURRENT ASSETS</b>                        |       |                  |                  |
| Debtors                                      | 6     | 1,507,573        | 1,738,893        |
| Cash at bank                                 |       | <u>526,062</u>   | <u>511,708</u>   |
|  |       | <u>2,033,635</u> | <u>2,250,601</u> |
| <b>CREDITORS</b>                             |       |                  |                  |
| Amounts falling due within one year          | 7     | <u>(201,632)</u> | <u>(245,172)</u> |
| <b>NET CURRENT ASSETS</b>                    |       | <u>1,832,003</u> | <u>2,005,429</u> |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       | <u>2,832,360</u> | <u>3,005,875</u> |
| <b>CREDITORS</b>                             |       |                  |                  |
| Amounts falling due after more than one year | 8     | (917,360)        | (1,074,632)      |
| <b>PROVISIONS FOR LIABILITIES</b>            | 9     | <u>(140,379)</u> | <u>(140,379)</u> |
| <b>NET ASSETS</b>                            |       | <u>1,774,621</u> | <u>1,790,864</u> |
| <b>CAPITAL AND RESERVES</b>                  |       |                  |                  |
| Called up share capital                      | 10    | 110              | 110              |
| Share premium                                | 11    | 19,990           | 19,990           |
| Capital contribution from parent             | 11    | 586,145          | 638,847          |
| Fair value reserve                           | 11    | 338,833          | 338,833          |
| Retained earnings                            | 11    | <u>829,543</u>   | <u>793,084</u>   |
| <b>SHAREHOLDERS' FUNDS</b>                   |       | <u>1,774,621</u> | <u>1,790,864</u> |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2020 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

**STATEMENT OF FINANCIAL POSITION - continued**  
**31 DECEMBER 2020**

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 1 June 2021 and were signed by:

P Broomhead - Director

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

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**1. STATUTORY INFORMATION**

Decade Property Investments Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

**Turnover**

Turnover represents net invoiced sales of rent and service charges, excluding value added tax.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 20% on reducing balance

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**Interest payable**

Interest payable is charged to the profit and loss account on an accruals basis.

**Debtors and creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

**Cash and cash equivalents**

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short term liquid investments with original maturities of three months or less.

**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.

**Taxation**

Current tax is recognised for the amounts of income tax payable in respect of the taxable profit for the current or past reporting requirements using the tax rates and laws that have been enacted or substantively enacted by the reporting dates.

Deferred tax is recognised in respect of all timing differences at the reporting date and are presented within the provision for liabilities using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2019 - NIL).

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**4. TANGIBLE FIXED ASSETS**

|   | <b>Fixtures<br/>and<br/>fittings<br/>£</b> |
|---|--|
| <b>COST</b>                               |  |
| At 1 January 2020<br>and 31 December 2020 | <u><b>21,200</b></u>                       |
| <b>DEPRECIATION</b>                       |  |
| At 1 January 2020                         | <b>20,754</b>                              |
| Charge for year                           | <u><b>89</b></u>                           |
| At 31 December 2020                       | <u><b>20,843</b></u>                       |
| <b>NET BOOK VALUE</b>                     |  |
| At 31 December 2020                       | <u><b>357</b></u>                          |
| At 31 December 2019                       | <u><b>446</b></u>                          |

**5. INVESTMENT PROPERTY**

|   | <b>Total<br/>£</b>      |
|---|-------------------------|
| <b>FAIR VALUE</b>                         |                         |
| At 1 January 2020<br>and 31 December 2020 | <u><b>1,000,000</b></u> |
| <b>NET BOOK VALUE</b>                     |                         |
| At 31 December 2020                       | <u><b>1,000,000</b></u> |
| At 31 December 2019                       | <u><b>1,000,000</b></u> |

If the investment property had not been revalued it would have been included at the following historical cost:

|      | <b>2020<br/>£</b>     | <b>2019<br/>£</b>     |
|------|-----------------------|-----------------------|
| Cost | <u><b>261,167</b></u> | <u><b>261,167</b></u> |

The property 3 Hobbs House, Harrow, Middlesex has been valued at open market value basis on 31 December 2017 by the director.

**6. DEBTORS**

|   | <b>2020<br/>£</b>       | <b>2019<br/>£</b>       |
|---|-------------------------|-------------------------|
| Amounts falling due within one year:          |                         |                         |
| Other debtors                                 | <u><b>138,911</b></u>   | <u><b>166,664</b></u>   |
| Amounts falling due after more than one year: |                         |                         |
| Other debtors                                 | <u><b>1,368,662</b></u> | <u><b>1,572,229</b></u> |
| Aggregate amounts                             | <u><b>1,507,573</b></u> | <u><b>1,738,893</b></u> |

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                              | 2020           | 2019           |
|------------------------------|----------------|----------------|
|                              | £              | £              |
| Trade creditors              | 1,916          | 62,645         |
| Taxation and social security | 7,582          | -              |
| Other creditors              | 192,134        | 182,527        |
|                              | <u>201,632</u> | <u>245,172</u> |

**8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

|                 | 2020           | 2019             |
|-----------------|----------------|------------------|
|                 | £              | £                |
| Other creditors | <u>917,360</u> | <u>1,074,632</u> |

**9. PROVISIONS FOR LIABILITIES**

|              | 2020           | 2019           |
|--------------|----------------|----------------|
|              | £              | £              |
| Deferred tax | <u>140,378</u> | <u>140,378</u> |

**10. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

| Number: | Class:          | Nominal value: | 2020       | 2019       |
|---------|-----------------|----------------|------------|------------|
|         |                 |                | £          | £          |
| 110     | Ordinary Shares | £1             | <u>110</u> | <u>110</u> |

**11. RESERVES**

|                         | Retained earnings<br>£ | Share premium<br>£ | Capital contribution from parent<br>£ | Fair value reserve<br>£ | Totals<br>£      |
|-------------------------|------------------------|--------------------|---------------------------------------|-------------------------|------------------|
| At 1 January 2020       | 793,084                | 19,990             | 638,847                               | 338,833                 | 1,790,754        |
| Profit for the year     | 36,459                 |                    |                                       |                         | 36,459           |
| Loan reserve adjustment | -                      | -                  | (52,702)                              | -                       | (52,702)         |
| At 31 December 2020     | <u>829,543</u>         | <u>19,990</u>      | <u>586,145</u>                        | <u>338,833</u>          | <u>1,774,511</u> |

**12. RELATED PARTY DISCLOSURES**

**Jungersol Limited**

Parent company

|   | 2020             | 2019             |
|---|------------------|------------------|
|   | £                | £                |
| Amount due to related party at the balance sheet date | <u>1,103,719</u> | <u>1,250,559</u> |



**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
DECADE PROPERTY INVESTMENTS LIMITED**

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The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Statement of Financial Position. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Decade Property Investments Limited for the year ended 31 December 2020 which comprise the Income Statement, Statement of Financial Position and the related notes 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 within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

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

It is your duty to ensure that Decade Property Investments 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 profit of Decade Property Investments Limited. You consider that Decade Property Investments 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 Decade Property Investments 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.

The Paris Partnership LLP  
Chartered Accountants  
Russell House  
140 High Street  
Edgware  
Middlesex  
HA8 7LW

1 June 2021

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.