

Company Registration No. 08938527 (England and Wales)

HOUSING GATEWAY LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019
PAGES FOR FILING WITH REGISTRAR

TUESDAY



A8D6U39T

A23

03/09/2019

#211

COMPANIES HOUSE

HOUSING GATEWAY LIMITED

COMPANY INFORMATION

Directors	P Nwosu J Middleton-Albooye J Embling J Drew T Leaver
Company number	08938527
Registered office	Civic Centre Silver Street Enfield EN1 3XA
Auditor	Moore Stephens Northern Home Counties Limited Nicholas House River Front Enfield Middlesex EN1 3FG

HOUSING GATEWAY LIMITED

CONTENTS

	Page
Balance sheet	1
Notes to the financial statements	3 - 8

HOUSING GATEWAY LIMITED

BALANCE SHEET

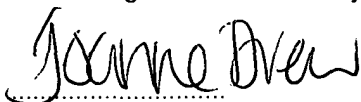
AS AT 31 MARCH 2019

	Notes	2019		2018	
		£	£	£	£
Fixed assets					
Tangible assets	5		291,254		152,656
Investment properties	6		125,183,889		122,539,147
			<u>125,475,143</u>		<u>122,691,803</u>
Current assets					
Debtors	8	699,738		799,066	
Cash at bank and in hand		2,513,451		4,828,962	
		<u>3,213,189</u>		<u>5,628,028</u>	
Creditors: amounts falling due within one year	9	(9,455,097)		(10,026,085)	
Net current liabilities			<u>(6,241,908)</u>		<u>(4,398,057)</u>
Total assets less current liabilities			119,233,235		118,293,746
Creditors: amounts falling due after more than one year	10		(110,191,336)		(111,306,013)
Provisions for liabilities	11		<u>(1,004,772)</u>		<u>(886,686)</u>
Net assets			<u>8,037,127</u>		<u>6,101,047</u>
Capital and reserves					
Called up share capital	14		1		1
Profit and loss reserves	23		8,037,126		6,101,046
Total equity			<u>8,037,127</u>		<u>6,101,047</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.

The financial statements were approved by the board of directors and authorised for issue on 19th June 2019 and are signed on its behalf by:



J Drew
Director

Company Registration No. 08938527

HOUSING GATEWAY LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2019

	Share capital	Profit and loss reserves	Total
	£	£	£
Balance at 1 April 2017	1	5,658,844	5,658,845
Year ended 31 March 2018:			
Profit and total comprehensive income for the year	-	442,202	442,202
Balance at 31 March 2018	1	6,101,046	6,101,047
Year ended 31 March 2019:			
Profit and total comprehensive income for the year	-	1,936,080	1,936,080
Balance at 31 March 2019	1	8,037,126	8,037,127

HOUSING GATEWAY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

Company information

Housing Gateway Limited is a private company limited by shares incorporated in England and Wales. The registered office is Civic Centre, Silver Street, Enfield, EN1 3XA.

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.

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 investment properties and certain financial instruments at fair value. The principle accounting policies adopted are set out below.

1.2 Turnover

Turnover represents rental income receivable from housing benefit tenants and is recognised on a straight-line basis over the term of the tenancy agreement.

1.3 Tangible fixed assets

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

Tangible fixed assets are stated at cost less accumulated depreciation.

Depreciation is provided to write off the cost of tangible fixed assets as follows:

Leasehold improvements	- Over 4 to 7 years
Fixtures, fittings & equipment	- 20% on cost

1.4 Investment properties

Investment properties are included in the balance sheet at their open market value in accordance with the Financial Reporting Standards 102 and are not depreciated. This treatment is contrary to the Companies Act 2006 which states fixed assets should be depreciated but is, in the opinion of the directors, necessary in order to give a true and fair view of the financial position of the company.

1.5 Taxation

Current tax

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

HOUSING GATEWAY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

(Continued)

Deferred tax

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gain and losses in the financial statements and recognition in the tax computation.

A net deferred tax asset is recognised only if it can be regarded as more likely than not there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

1.6 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leases asset are consumed.

1.7 Government grants

Government grants in respect of capital expenditure are deferred and released to the profit and loss over the estimated useful life of the relevant asset which is fifty years.

1.8 Going concern

The financial statements have been prepared on a going concern basis as the shareholder, Enfield Council, has agreed to provide financial support to the company for a period of not less than one year from the date the financial statements are approved.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was 2 (2018: 2)

4 Directors' remuneration

	2019	2018
	£	£
Remuneration for qualifying services	6,105	5,134

HOUSING GATEWAY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

4 Directors' remuneration (Continued)

Directors' remuneration represents salaries of non-executive Directors for their services.

5 Tangible fixed assets

	Leasehold improvements £	Fixtures and fittings £	Total £
Cost			
At 1 April 2018	54,714	187,425	242,139
Additions	183,915	56,107	240,022
At 31 March 2019	238,629	243,532	482,161
Depreciation and impairment			
At 1 April 2018	8,614	80,869	89,483
Depreciation charged in the year	52,717	48,707	101,424
At 31 March 2019	61,331	129,576	190,907
Carrying amount			
At 31 March 2019	177,298	113,956	291,254
At 31 March 2018	46,100	106,556	152,656

6 Investment property

	2019 £
Fair value	
At 1 April 2018	122,539,147
Additions through external acquisition	1,950,118
Net gains or losses through fair value adjustments	694,624
At 31 March 2019	125,183,889

In the opinion of the directors, the total carrying value of the investment properties is not significantly different from its open market value at the balance sheet date. This opinion is based on an assessment of similar land and properties in the area.

7 Financial instruments

	2019 £	2018 £
Carrying amount of financial assets		
Debt instruments measured at amortised cost	635,988	721,322
Carrying amount of financial liabilities		
Measured at amortised cost	116,969,392	118,708,236

HOUSING GATEWAY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

8 Debtors		2019	2018
		£	£
Amounts falling due within one year:			
Trade debtors		74,832	329,445
Other debtors		561,156	391,877
Prepayments and accrued income		63,750	77,744
		<u>699,738</u>	<u>799,066</u>

9 Creditors: amounts falling due within one year		2019	2018
	Notes	£	£
Other borrowings		6,020,650	5,997,079
Corporation tax		325,690	223,862
Deferred income	13	51,351	50,000
Accruals and deferred income		3,057,406	3,755,144
		<u>9,455,097</u>	<u>10,026,085</u>

Included in accruals and deferred income due within one year is £2,772,080 (2018: £3,673,971) owed to the London Borough of Enfield in respect of recharges for goods and services in the year. Other borrowings consist of loans which are secured against the company's investment properties and are expected to be repaid within the next twelve months.

10 Creditors: amounts falling due after more than one year		2019	2018
	Notes	£	£
Other borrowings		107,891,336	108,956,013
Deferred income	13	2,300,000	2,350,000
		<u>110,191,336</u>	<u>111,306,013</u>

Included in creditors due after more than one year are loans of £107,891,336 (2018: £108,956,013) which are secured against the company's investment properties and are due after more than one year.

11 Provisions for liabilities		2019	2018
	Notes	£	£
Deferred tax liabilities	12	<u>1,004,772</u>	<u>886,686</u>

HOUSING GATEWAY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

12 Deferred taxation

The following are the major deferred tax liabilities and assets recognised by the company and movements thereon:

	Liabilities 2019 £	Liabilities 2018 £
Balances:		
Revaluations	1,004,772	886,686
	<u>1,004,772</u>	<u>886,686</u>
Movements in the year:		2019 £
Liability at 1 April 2018		886,686
Charge to profit or loss		118,086
		<u>1,004,772</u>
Liability at 31 March 2019		<u>1,004,772</u>

The deferred tax liability set out above relates to gain on revaluation of investment properties and is not expected to reverse within 12 months from the year end.

13 Deferred income

	2019 £	2018 £
Arising from government grants	2,350,000	2,400,000
Other deferred income	1,351	-
	<u>2,351,351</u>	<u>2,400,000</u>
Deferred income is included in the financial statements as follows:		
Current liabilities	51,351	50,000
Non-current liabilities	2,300,000	2,350,000
	<u>2,351,351</u>	<u>2,400,000</u>

The government grant balance of £2.35 million (2018: £2.4 million) relates to a £2.5 million grant received by the company in 2017 for the acquisition of one of its investment properties. The grant has been recognised on the balance sheet and is being released to the P/L over the estimated useful life of the investment property.

HOUSING GATEWAY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

14 Share capital

	2019	2018
	£	£
Ordinary share capital Issued and fully paid		
1 Ordinary of £1 each	1	1
	<u>1</u>	<u>1</u>

15 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 Francis Corbishley.

The auditor was Moore Stephens Northern Home Counties Limited.

16 Ultimate controlling party

The ultimate controlling party is the London Borough of Enfield by virtue of 100% ownership of the company's shares held by The Mayor and Burgesses of the Borough on behalf of the Council.