

**REGISTERED NUMBER: 01864527 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017**

**FOR**

**BESTOVER LIMITED**

**BESTOVER LIMITED (REGISTERED NUMBER: 01864527)**

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FOR THE YEAR ENDED 31 MARCH 2017**

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**BESTOVER LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 MARCH 2017**

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**DIRECTOR:** Mrs L Pavlou

**SECRETARY:** Mr G Pavlou

**REGISTERED OFFICE:** 46 Mymms Drive  
Brookmans Park  
Hatfield  
Hertfordshire  
AL9 7AF

**REGISTERED NUMBER:** 01864527 (England and Wales)

**ACCOUNTANTS:** M. Aris & Co.  
Brook Point  
1412 High Road  
London  
N20 9BH

**BALANCE SHEET**  
**31 MARCH 2017**

|                                              |       | 2017          |                         | 2016           |                         |
|----------------------------------------------|-------|---------------|-------------------------|----------------|-------------------------|
|                                              | Notes | £             | £                       | £              | £                       |
| <b>FIXED ASSETS</b>                          |       |               |                         |                |                         |
| Tangible assets                              | 3     |               | 15,576                  |                | 17,081                  |
| Investment property                          | 4     |               | <u>3,665,000</u>        |                | <u>1,626,044</u>        |
|                                              |       |               | <b>3,680,576</b>        |                | <b>1,643,125</b>        |
| <b>CURRENT ASSETS</b>                        |       |               |                         |                |                         |
| Debtors                                      | 5     | -             |                         | 3,397          |                         |
| Cash in hand                                 |       | <u>12,520</u> |                         | <u>71,319</u>  |                         |
|                                              |       | <b>12,520</b> |                         | <b>74,716</b>  |                         |
| <b>CREDITORS</b>                             |       |               |                         |                |                         |
| Amounts falling due within one year          | 6     | <u>98,400</u> |                         | <u>234,875</u> |                         |
| <b>NET CURRENT LIABILITIES</b>               |       |               | <b>(85,880)</b>         |                | <b>(160,159)</b>        |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |               | <b>3,594,696</b>        |                | <b>1,482,966</b>        |
| <b>CREDITORS</b>                             |       |               |                         |                |                         |
| Amounts falling due after more than one year | 7     |               | <b>(216,626)</b>        |                | <b>(130,468)</b>        |
| <b>PROVISIONS FOR LIABILITIES</b>            | 9     |               | <u><b>(250,000)</b></u> |                | <u>-</u>                |
| <b>NET ASSETS</b>                            |       |               | <u><b>3,128,070</b></u> |                | <u><b>1,352,498</b></u> |

The notes form part of these financial statements

**BALANCE SHEET - continued**  
**31 MARCH 2017**

|                             |       | 2017 |                         | 2016 |                         |
|-----------------------------|-------|------|-------------------------|------|-------------------------|
|                             | Notes | £    | £                       | £    | £                       |
| <b>CAPITAL AND RESERVES</b> |       |      |                         |      |                         |
| Called up share capital     |       |      | 100                     |      | 100                     |
| Revaluation reserve         | 10    |      | -                       |      | 277,037                 |
| Fair value reserve          | 10    |      | 1,963,130               |      | -                       |
| Retained earnings           |       |      | <u>1,164,840</u>        |      | <u>1,075,361</u>        |
| <b>SHAREHOLDERS' FUNDS</b>  |       |      | <u><b>3,128,070</b></u> |      | <u><b>1,352,498</b></u> |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2017 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and 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.
- (b)

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

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 on 11 December 2017 and were signed by:

Mrs L Pavlou - Director

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

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**1. STATUTORY INFORMATION**

Bestover 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.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" 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 the total gross rents received by the company.

**Tangible fixed assets**

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

Plant and machinery etc                      - 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 the fair value reserve.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 MARCH 2017**

**3. TANGIBLE FIXED ASSETS**

|                       | Plant and<br>machinery<br>etc<br>£ |
|-----------------------|------------------------------------|
| <b>COST</b>           |                                    |
| At 1 April 2016       | 92,404                             |
| Additions             | <u>2,765</u>                       |
| At 31 March 2017      | <u>95,169</u>                      |
| <b>DEPRECIATION</b>   |                                    |
| At 1 April 2016       | 75,323                             |
| Charge for year       | <u>4,270</u>                       |
| At 31 March 2017      | <u>79,593</u>                      |
| <b>NET BOOK VALUE</b> |                                    |
| At 31 March 2017      | <u>15,576</u>                      |
| At 31 March 2016      | <u>17,081</u>                      |

**4. INVESTMENT PROPERTY**

|                       | Total<br>£       |
|-----------------------|------------------|
| <b>FAIR VALUE</b>     |                  |
| At 1 April 2016       | 1,626,044        |
| Additions             | 102,863          |
| Revaluations          | <u>1,936,093</u> |
| At 31 March 2017      | <u>3,665,000</u> |
| <b>NET BOOK VALUE</b> |                  |
| At 31 March 2017      | <u>3,665,000</u> |
| At 31 March 2016      | <u>1,626,044</u> |

The historical cost of the investment properties is £1,451,870.

**5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|               | 2017<br>£ | 2016<br>£    |
|---------------|-----------|--------------|
| Other debtors | <u>-</u>  | <u>3,397</u> |

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 MARCH 2017**

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

|                              | <b>2017</b>          | 2016           |
|------------------------------|----------------------|----------------|
|                              | <b>£</b>             | £              |
| Bank loans and overdrafts    | <b>22,413</b>        | 15,200         |
| Taxation and social security | <b>29,585</b>        | 26,881         |
| Other creditors              | <b>46,402</b>        | 192,794        |
|                              | <b><u>98,400</u></b> | <u>234,875</u> |

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

|                 | <b>2017</b>           | 2016           |
|-----------------|-----------------------|----------------|
|                 | <b>£</b>              | £              |
| Bank loans      | <b>42,029</b>         | 57,194         |
| Other creditors | <b>174,597</b>        | 73,274         |
|                 | <b><u>216,626</u></b> | <u>130,468</u> |

**8. SECURED DEBTS**

The following secured debts are included within creditors:

|            | <b>2017</b>          | 2016          |
|------------|----------------------|---------------|
|            | <b>£</b>             | £             |
| Bank loans | <b><u>42,029</u></b> | <u>64,794</u> |

The bank loans are secured by a fixed charge over the investment properties owned by the company. Bank loans include instalments due within one year of £15,200 (2016: £7,600).

**9. PROVISIONS FOR LIABILITIES**

|                          | <b>2017</b>           | 2016                  |
|--------------------------|-----------------------|-----------------------|
|                          | <b>£</b>              | £                     |
| Deferred tax             | <b><u>250,000</u></b> | <u>-</u>              |
|                          |                       | <b>Deferred tax</b>   |
|                          |                       | <b>£</b>              |
| Provided during year     |                       | <b><u>250,000</u></b> |
| Balance at 31 March 2017 |                       | <b><u>250,000</u></b> |

Deferred tax has been provided based on the fair value of the investment properties, which were revalued during the year, subject to indexation and timing differences.



**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 MARCH 2017**

**10. RESERVES**

|                             | Revaluation<br>reserve<br>£ | Fair<br>value<br>reserve<br>£ | Totals<br>£ |
|-----------------------------|-----------------------------|-------------------------------|-------------|
| At 1 April 2016             | 277,037                     | -                             | 277,037     |
| Gain on revaluation         | (277,037)                   | 2,213,130                     | 1,936,093   |
| Deferred tax on revaluation | -                           | (250,000)                     | (250,000)   |
|                             | <hr/>                       | <hr/>                         | <hr/>       |
| At 31 March 2017            | -                           | 1,963,130                     | 1,963,130   |
|                             | <hr/>                       | <hr/>                         | <hr/>       |

**11. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES**

Mrs L Pavlou made a loan to the company of £nil (2016: £40,637). Interest has been provided for on past loans; the current amount outstanding is £104,180 (2016: £133,284); this is included within other creditors due after more than one year. Mrs L Pavlou received a management fee of £3,000 for the year.

**12. RELATED PARTY DISCLOSURES**

Included in other creditors due after more than one year is a loan from Wincity Limited of £12,707 (2016:£15,502), a company controlled by the husband of Mrs L Pavlou. The loan is unsecured. Cumulative interest of £14,786 (2016:£14,786) has been provided for and is included within other creditors due after more than one year. The husband of Mrs L Pavlou, namely, Mr P Pavlou, provided management services to the company for a fee of £12,000 for the year.

**13. ULTIMATE CONTROLLING PARTY**

There is no ultimate controlling party.

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.