
TRUST UNION PROPERTIES (NUMBER SIXTEEN) LIMITED

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE PERIOD ENDED 30 NOVEMBER 2022

TRUST UNION PROPERTIES (NUMBER SIXTEEN) LIMITED
REGISTERED NUMBER: 02415806

BALANCE SHEET
AS AT 30 NOVEMBER 2022

		30 November 2022	30 November 2022	31 March 2022	31 March 2022
	Note	£	£	£	£
Fixed assets					
Investment property			5,370,273		-
			<u>5,370,273</u>		<u>-</u>
Current assets					
Debtors: amounts falling due within one year	5	19,205		1,000	
Cash at bank and in hand	6	40,014		-	
		<u>59,219</u>		<u>1,000</u>	
Creditors: amounts falling due within one year	7	(5,418,957)		-	
Net current (liabilities)/assets			<u>(5,359,738)</u>		<u>1,000</u>
Total assets less current liabilities			<u>10,535</u>		<u>1,000</u>
Net assets			<u><u>10,535</u></u>		<u><u>1,000</u></u>
Capital and reserves					
Called up share capital			1,000		1,000
Profit and loss account			9,535		-
			<u>10,535</u>		<u>1,000</u>

TRUST UNION PROPERTIES (NUMBER SIXTEEN) LIMITED
REGISTERED NUMBER: 02415806

BALANCE SHEET (CONTINUED)
AS AT 30 NOVEMBER 2022

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the period in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 9 August 2023.

S Matthey
Director

The notes on pages 3 to 5 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 NOVEMBER 2022

1. General information

Trust Union Properties (Number Sixteen) Limited is a private company, limited by shares and incorporated in England and Wales, United Kingdom, with a registration number 02415806. The address of the registered office is Lawrence House, Goodwyn Avenue, Mill Hill, London, NW7 3RH. The principal activity of the company is that of buying and selling real estate.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies.

The financial statements are presented in pounds sterling which is the functional currency of the company and rounded to the nearest £.

The following principal accounting policies have been applied:

2.2 Revenue

Revenue represents rental and ancillary income due from properties for the period.

2.3 Taxation

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

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

2.4 Investment property

Investment property is carried at fair value determined annually by the directors and derived from the current market rents and investment property yields for comparable real estate.

Sums received for lease extensions have been deducted from the original cost where the company owns the relevant freehold reversions until the original cost is extinguished. Sums received for subsequent lease extensions are taken directly to profit and loss account.

2.5 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

TRUST UNION PROPERTIES (NUMBER SIXTEEN) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 NOVEMBER 2022

2. Accounting policies (continued)

2.6 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

3. Employees

The average monthly number of employees, including directors, during the period was 2 (2022 - 2).

4. Investment property

	Freehold investment property £
Valuation	
Additions at cost	5,370,273
At 30 November 2022	5,370,273

The 2022 valuations were made by the directors, on an open market value for existing use basis.

5. Debtors

	30 November 2022 £	31 March 2022 £
Other debtors	-	1,000
Prepayments and accrued income	19,205	-
	19,205	1,000

TRUST UNION PROPERTIES (NUMBER SIXTEEN) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 NOVEMBER 2022

6. Cash and cash equivalents

	30 November 2022 £	31 March 2022 £
Cash at bank and in hand	40,014	-
	<u>40,014</u>	<u>-</u>

7. Creditors: Amounts falling due within one year

	30 November 2022 £	31 March 2022 £
Corporation tax	2,237	-
Other creditors	5,388,478	-
Accruals and deferred income	28,242	-
	<u>5,418,957</u>	<u>-</u>

8. Related party transactions

During the year the following transactions occurred:

	30 November 2022 £	31 March 2022 £
Entities with control, joint control or significant influence over the entity	(5,388,478)	-
	<u>(5,388,478)</u>	<u>-</u>

9. Controlling party

The Company's ultimate parent company is Greentree Estates Limited, a company incorporated in England and Wales.

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.