
RBE INVESTMENTS LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017

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RBE INVESTMENTS LIMITED

COMPANY INFORMATION

DIRECTORS

J. Wainman
P. Wainman

COMPANY SECRETARY

J. Wainman

REGISTERED NUMBER

02859896

REGISTERED OFFICE

235 Old Marylebone Road
London
NW1 5QT

RBE INVESTMENTS LIMITED

CONTENTS

	Page
Balance Sheet	1 - 2
Notes to the Financial Statements	3 - 7

RBE INVESTMENTS LIMITED
REGISTERED NUMBER: 02859896

BALANCE SHEET
AS AT 31 MARCH 2017

	Note	2017	2016
FIXED ASSETS			
Tangible assets	3	14,115,248	7,917,516
Investments		50	-
CURRENT ASSETS			
Debtors: amounts falling due within one year	4	1,810,295	226,944
Cash at bank and in hand	5	961,801	6,265,985
		<u>2,772,096</u>	<u>6,492,929</u>
Creditors: amounts falling due within one year	6	(1,502,847)	(162,777)
NET CURRENT ASSETS		<u>1,269,249</u>	<u>6,330,152</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>15,384,547</u>	<u>14,247,668</u>
Creditors: amounts falling due after more than one year	7	(100,000)	(100,000)
NET ASSETS		<u><u>15,284,547</u></u>	<u><u>14,147,668</u></u>
CAPITAL AND RESERVES			
Called up share capital	8	2	2
Profit and loss account		15,284,545	14,147,666
EQUITY SHAREHOLDERS' FUNDS		<u><u>15,284,547</u></u>	<u><u>14,147,668</u></u>

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 year in question in accordance with section 476 of 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 company's financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

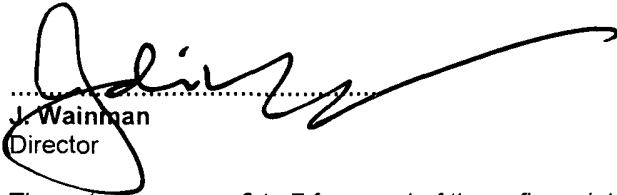
The company has opted not to file the Directors' Report and Profit and Loss Account in accordance with the provisions applicable to companies subject to small companies' regime, under section 444 of Companies Act 2006.

RBE INVESTMENTS LIMITED
REGISTERED NUMBER: 02859896

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2017

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

6th September 2017


.....
J. Wainman
Director

The notes on pages 3 to 7 form part of these financial statements.

RBE INVESTMENTS LIMITED

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

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, section 1A, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

1.2 Cash flow

The company has taken advantage of the exemption in Financial Reporting Standard 102, section 1A.7 from the requirement to provide a Statement of Cash Flows on the grounds that it is a small company.

1.3 Turnover

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

1.4 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Investment property	- Not depreciated
Motor vehicles	- 25% reducing balance

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of income and retained earnings.

1.5 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Income and Retained Earnings.

1.6 Valuation of investments

Investments in associates are measured at cost less accumulated impairment.

RBE INVESTMENTS LIMITED

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

1. ACCOUNTING POLICIES (CONTINUED)

1.7 Debtors

Short term debtors are measured at transaction price, less any impairment.

1.8 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.

1.9 Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, and loans from banks and other third parties.

Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the Balance Sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an 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.

1.10 Creditors

Short term creditors are measured at the transaction price.

1.11 Finance costs

Finance costs are charged to the Statement of Income and Retained Earnings over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount.

1.12 Interest income

Interest income is recognised in the Statement of Income and Retained Earnings using the effective interest method.

1.13 Taxation

Tax is recognised in the Profit and loss account, except that a change 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.

RBE INVESTMENTS LIMITED

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

2. EMPLOYEES

The average monthly number of employees, including the directors, during the year was as follows:

	2017	2016
Directors	<u>2</u>	<u>2</u>

3. TANGIBLE FIXED ASSETS

	Investment Property	Motor vehicles	Total
COST OR VALUATION			
At 1 April 2016	7,917,023	8,750	7,925,773
Additions	11,579,597	-	11,579,597
Disposals	(5,381,372)	(8,750)	(5,390,122)
At 31 March 2017	<u>14,115,248</u>	<u>-</u>	<u>14,115,248</u>
DEPRECIATION			
At 1 April 2016	-	8,257	8,257
Disposals	-	(8,257)	(8,257)
At 31 March 2017	<u>-</u>	<u>-</u>	<u>-</u>
NET BOOK VALUE			
At 31 March 2017	<u>14,115,248</u>	<u>-</u>	<u>14,115,248</u>
At 31 March 2016	<u>7,917,023</u>	<u>493</u>	<u>7,917,516</u>

The net book value of land and buildings may be further analysed as follows:

	2017	2016
Long leasehold	<u>14,115,248</u>	<u>7,917,023</u>
	<u>14,115,248</u>	<u>7,917,023</u>

RBE INVESTMENTS LIMITED

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

4. DEBTORS

	2017	2016
Due within one year		
Trade debtors	14,898	38,133
Other debtors	1,166,867	185,404
Prepayments and accrued income	628,530	3,407
	<u>1,810,295</u>	<u>226,944</u>

5. CASH AND CASH EQUIVALENTS

	2017	2016
Cash at bank and in hand	<u>961,801</u>	<u>6,265,985</u>

6. CREDITORS: Amounts falling due within one year

	2017	2016
Trade creditors	-	1,848
Corporation tax	208,676	-
Taxation and social security	-	2,592
Other creditors	1,176,812	95,728
Accruals and deferred income	117,359	62,609
	<u>1,502,847</u>	<u>162,777</u>

7. CREDITORS: Amounts falling due after more than one year

	2017	2016
Other creditors	<u>100,000</u>	<u>100,000</u>

8. SHARE CAPITAL

	2017	2016
Allotted, called up and fully paid		
2 Ordinary shares of £1 each	<u>2</u>	<u>2</u>

RBE INVESTMENTS LIMITED

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

9. RELATED PARTY TRANSACTIONS

Included within other debtors are amounts due from related parties, of £1,158,203 (2016: £422). The company is related by virtue of common control.

Included within other creditors is an amount due to directors of the company of £1,152,661 (2016: £52,215).

10. ULTIMATE CONTROLLING PARTY

As at 31 March 2017 and 31 March 2016, the ultimate controlling party was The Wainman Accumulation and Maintenance Trust, by virtue of its shareholding in the company.