

**Unaudited Financial Statements**  
**for the Period 31 December 2018 to 29 December 2019**  
**for**  
**London & Regional Estates (Preston) Ltd**

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for the period 31 December 2018 to 29 December 2019**

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**London & Regional Estates (Preston) Ltd**

**Company Information  
for the period 31 December 2018 to 29 December 2019**

**DIRECTORS:**

R F Gay  
M Z Cruickshanks

**REGISTERED OFFICE:**

First Floor  
Healthaid House  
Marlborough Hill  
Harrow  
Middlesex  
HA1 1UD

**REGISTERED NUMBER:**

03007711 (England and Wales)

**ACCOUNTANTS:**

Grant Harrod Lerman Davis LLP  
Chartered Accountants  
1st Floor  
Healthaid House  
Marlborough Hill  
Harrow  
Middlesex  
HA1 1UD

**Chartered Accountants' Report to the Board of Directors  
on the Unaudited Financial Statements of  
London & Regional Estates (Preston) Ltd**

**The following reproduces the text of the report prepared for the directors 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 Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors 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 London & Regional Estates (Preston) Ltd for the period ended 29 December 2019 which comprise the Income Statement, Balance Sheet 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 Board of Directors of London & Regional Estates (Preston) Ltd, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of London & Regional Estates (Preston) Ltd and state those matters that we have agreed to state to the Board of Directors of London & Regional Estates (Preston) Ltd, as a body, 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 London & Regional Estates (Preston) Ltd and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that London & Regional Estates (Preston) Ltd 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 London & Regional Estates (Preston) Ltd. You consider that London & Regional Estates (Preston) Ltd is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the financial statements of London & Regional Estates (Preston) Ltd. 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.

Grant Harrod Lerman Davis LLP  
Chartered Accountants  
1st Floor  
Healthaid House  
Marlborough Hill  
Harrow  
Middlesex  
HA1 1UD

30 April 2021

**London & Regional Estates (Preston) Ltd (Registered number: 03007711)**

**Balance Sheet  
29 December 2019**

	Notes	2019 £	£	2018 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		-		-
Investment property	5		<u>1,758,617</u>		<u>2,077,075</u>
			<u>1,758,617</u>		<u>2,077,075</u>
<b>CURRENT ASSETS</b>					
Debtors	6	420,230		61,333	
Cash at bank		<u>223,169</u>		<u>308,959</u>	
		643,399		370,292	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>278,771</u>		<u>376,741</u>	
<b>NET CURRENT ASSETS/(LIABILITIES)</b>			<u>364,628</u>		<u>(6,449)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			2,123,245		2,070,626
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		(365,000)		(395,000)
<b>PROVISIONS FOR LIABILITIES</b>			<u>(74,653)</u>		<u>(65,551)</u>
<b>NET ASSETS</b>			<u>1,683,592</u>		<u>1,610,075</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			100		100
Fair value reserve	10		411,732		420,834
Retained earnings			<u>1,271,760</u>		<u>1,189,141</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>1,683,592</u>		<u>1,610,075</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 29 December 2019.

The members have not required the company to obtain an audit of its financial statements for the period ended 29 December 2019 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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.

The notes form part of these financial statements

**Balance Sheet - continued**  
**29 December 2019**

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 Board of Directors and authorised for issue on 30 April 2021 and were signed on its behalf by:

M Z Cruickshanks - Director

**Notes to the Financial Statements  
for the period 31 December 2018 to 29 December 2019**

**1. STATUTORY INFORMATION**

London & Regional Estates (Preston) Ltd 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 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.

**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.

**Taxation**

Taxation for the period 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 period 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.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the period was 1 (2018 - 1) .

Notes to the Financial Statements - continued  
for the period 31 December 2018 to 29 December 2019

4. **TANGIBLE FIXED ASSETS**

	Plant and machinery etc £
<b>COST</b>	
At 31 December 2018 and 29 December 2019	<u>1,853</u>
<b>DEPRECIATION</b>	
At 31 December 2018 and 29 December 2019	<u>1,853</u>
<b>NET BOOK VALUE</b>	
At 29 December 2019	<u><u>-</u></u>

5. **INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 31 December 2018	2,077,075
Additions	220,527
Disposals	(538,985)
At 29 December 2019	<u>1,758,617</u>
<b>NET BOOK VALUE</b>	
At 29 December 2019	<u>1,758,617</u>
At 30 December 2018	<u><u>2,077,075</u></u>

Fair value at 29 December 2019 is represented by:

	£
Valuation in 2015	486,385
Cost	<u>1,272,232</u>
	<u><u>1,758,617</u></u>

6. **DEBTORS**

	2019 £	2018 £
Amounts falling due within one year:		
Trade debtors	1,333	1,333
Other debtors	<u>80,581</u>	<u>60,000</u>
	<u><u>81,914</u></u>	<u><u>61,333</u></u>
Amounts falling due after more than one year:		
Other debtors	<u>338,316</u>	<u>-</u>
Aggregate amounts	<u><u>420,230</u></u>	<u><u>61,333</u></u>



**Notes to the Financial Statements - continued  
for the period 31 December 2018 to 29 December 2019**

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

	2019	2018
	£	£
Taxation and social security	24,468	26,167
Other creditors	254,303	350,574
	<u>278,771</u>	<u>376,741</u>

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

	2019	2018
	£	£
Bank loans	<u>365,000</u>	<u>395,000</u>

**9. SECURED DEBTS**

The following secured debts are included within creditors:

	2019	2018
	£	£
Bank loans	<u>365,000</u>	<u>395,000</u>

The bank loans are secured on the property assets of the company.

**10. RESERVES**

	Fair value reserve £
At 31 December 2018	420,834
Fair value reserve	<u>(9,102)</u>
At 29 December 2019	<u>411,732</u>

**11. ULTIMATE CONTROLLING PARTY**

The company is owned by Mr R F Gay.

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.