

REGISTERED NUMBER: 03514128 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

FOR

ESTATES U.K. LIMITED

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FOR THE YEAR ENDED 30 JUNE 2023**

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ESTATES U.K. LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 30 JUNE 2023

DIRECTORS:

A Miller
J M Miller
H J Miller
Mrs S V Wilson

REGISTERED OFFICE:

Unit 9
Waterside Business Park
Livingstone Road, Hessle
Hull
East Yorkshire
HU13 0EG

REGISTERED NUMBER:

03514128 (England and Wales)

BALANCE SHEET
30 JUNE 2023

	Notes	2023 £	£	2022 £	£
FIXED ASSETS					
Tangible assets	5		6,037		6,275
Investment property	6		<u>40,208,000</u>		<u>33,050,000</u>
			40,214,037		33,056,275
CURRENT ASSETS					
Stocks		7,786		7,786	
Debtors	7	5,918,631		6,295,941	
Investments	8	56,000		-	
Prepayments and accrued income		42,410		34,853	
Cash at bank and in hand		<u>1,553,112</u>		<u>1,101,846</u>	
		7,577,939		7,440,426	
CREDITORS					
Amounts falling due within one year	9	<u>594,873</u>		<u>943,935</u>	
NET CURRENT ASSETS			<u>6,983,066</u>		<u>6,496,491</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			47,197,103		39,552,766
CREDITORS					
Amounts falling due after more than one year	10		(10,329,800)		(10,329,800)
PROVISIONS FOR LIABILITIES			<u>(4,627,095)</u>		<u>(2,796,748)</u>
NET ASSETS			<u><u>32,240,208</u></u>		<u><u>26,426,218</u></u>
CAPITAL AND RESERVES					
Called up share capital			200		200
Fair value reserve	12		26,117,459		20,721,974
Retained earnings	12		<u>6,122,549</u>		<u>5,704,044</u>
SHAREHOLDERS' FUNDS			<u><u>32,240,208</u></u>		<u><u>26,426,218</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2023 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.

BALANCE SHEET - continued
30 JUNE 2023

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 27 March 2024 and were signed on its behalf by:

A Miller - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2023**

1. STATUTORY INFORMATION

Estates U.K. 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. STATEMENT OF COMPLIANCE

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.

3. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies.

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.

SIGNIFICANT JUDGEMENTS AND ESTIMATES

No significant judgements have had to be made by the director in preparing these financial statements.

The director has made key assumptions in the determination of fair value of investment properties in respect of the state of the property market in the location where the property is situated and in respect of the range of reasonable fair value estimates of the assets.

REVENUE

Revenue comprises the value of rental income receivable from the letting of investment property owned by the company and administration fees charged to tenants in respect of setting up new tenancy agreements. Revenue also includes commissions chargeable for the collection of rental income on behalf of other landlords.

Rental income is recognised on a time basis and is measured over the duration of each respective tenancy agreement, but is only recognised to the extent that it is probable that the economic benefits will flow to the Company, the amount of revenue can be reliably measured and it is probable that the company will receive the consideration due under the tenancy agreements.

Administration fees are recognised as they are charged. Commissions are deducted directly from payments made to landlords.

Revenue is measured as the fair value of the consideration received or receivable.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2023**

3. ACCOUNTING POLICIES - continued

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, using the straight line method.

Depreciation is provided on the following basis:

Motor vehicles - 20%

Plant and machinery - 25%

Fixtures and fittings - 25%

Computer equipment - 25%

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.

INVESTMENT PROPERTY

Investment property is carried at fair value determined annually by the director 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. The company engage an independent valuer to assist the director in determining fair value, with a number of valuations of investment property being carried out each year.

Investment properties whose fair value can be measured reliably are recorded at fair value with any surplus or deficit on revaluation being recognised in the income statement accumulated in a non-distributable reserve.

No depreciation is charged on investment property.

STOCKS

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

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 30 JUNE 2023

3. ACCOUNTING POLICIES - continued**OPERATING LEASES**

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

PENSIONS

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 20 (2022 - 19) .

5. TANGIBLE FIXED ASSETS

	Plant and machinery £	Fixtures and fittings £	Computer equipment £	Totals £
COST				
At 1 July 2022	2,559	14,555	27,486	44,600
Additions	-	2,064	626	2,690
At 30 June 2023	<u>2,559</u>	<u>16,619</u>	<u>28,112</u>	<u>47,290</u>
DEPRECIATION				
At 1 July 2022	2,248	14,261	21,816	38,325
Charge for year	129	205	2,594	2,928
At 30 June 2023	<u>2,377</u>	<u>14,466</u>	<u>24,410</u>	<u>41,253</u>
NET BOOK VALUE				
At 30 June 2023	<u>182</u>	<u>2,153</u>	<u>3,702</u>	<u>6,037</u>
At 30 June 2022	<u>311</u>	<u>294</u>	<u>5,670</u>	<u>6,275</u>

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 July 2022	33,050,000
Disposals	(332,275)
Revaluations	7,490,275
At 30 June 2023	<u>40,208,000</u>
NET BOOK VALUE	
At 30 June 2023	<u>40,208,000</u>
At 30 June 2022	<u>33,050,000</u>

Valuations were carried out by professional valuers, Allsops shortly after the year end.

The valuation of investment property has also been reviewed and assessed by the director, Mr A Miller as at 30 June 2023.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2023

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade debtors	45,738	52,609
Other debtors	<u>5,872,893</u>	<u>6,243,332</u>
	<u>5,918,631</u>	<u>6,295,941</u>

Included in other debtors is an amount of **£2,810,353** (2022 - £2,888,360) due from Estates GB Ltd, and an amount of **£1,757,436** (2022 - £1,878,199) due from Estates GB 2 Ltd, companies in which Mr A Miller is also a director.

8. CURRENT ASSET INVESTMENTS

	2023	2022
	£	£
Other - unlisted investments	<u>56,000</u>	<u>-</u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade creditors	104,987	174,600
Taxation and social security	169,639	156,408
Other creditors	<u>320,247</u>	<u>612,927</u>
	<u>594,873</u>	<u>943,935</u>

Included in other creditors, is an amount due to the director, Mr A Miller amounting to **£2,221** (2022 - £324,941).

10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2023	2022
	£	£
Bank loans	<u>10,329,800</u>	<u>10,329,800</u>

11. SECURED DEBTS

The following secured debts are included within creditors:

	2023	2022
	£	£
Bank loans	<u>10,329,800</u>	<u>10,329,800</u>

The bank loan is secured by first charges taken by the bank over specific investment properties together with a debenture over the remaining company assets.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2023

12. RESERVES

	Retained earnings £	Fair value reserve £	Totals £
At 1 July 2022	5,704,044	20,721,974	26,426,018
Profit for the year	6,088,990	-	6,088,990
Dividends	(275,000)	-	(275,000)
Fair value movement	(5,617,706)	5,617,706	-
Realised on disposal of asset	222,221	(222,221)	-
At 30 June 2023	<u>6,122,549</u>	<u>26,117,459</u>	<u>32,240,008</u>

13. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

During the year, dividends amounting to **£275,000** were paid to the director, Mr A Miller (2022 - £150,000).

14. ULTIMATE CONTROLLING PARTY

The controlling party is A Miller.

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.