

**NEWTOWN ESTATES LIMITED  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JANUARY 2019**

**Newtown Estates Limited**  
**Unaudited Financial Statements**  
**For The Year Ended 31 January 2019**

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**Newtown Estates Limited**  
**Balance Sheet**  
**As at 31 January 2019**

Registered number: 03686448

		<b>2019</b>		<b>2018</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>					
Tangible Assets	<b>2</b>		1,300,000		1,082,066
			<u>1,300,000</u>		<u>1,082,066</u>
<b>CURRENT ASSETS</b>					
Stocks	<b>3</b>	806,701		1,234,046	
Debtors	<b>4</b>	-		225	
Cash at bank and in hand		3,901		31,162	
		<u>810,602</u>		<u>1,265,433</u>	
<b>Creditors: Amounts Falling Due Within One Year</b>	<b>5</b>	(87,926 )		(44,717 )	
		<u>(87,926 )</u>		<u>(44,717 )</u>	
<b>NET CURRENT ASSETS (LIABILITIES)</b>			<u>722,676</u>		<u>1,220,716</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>2,022,676</u>		<u>2,302,782</u>
<b>Creditors: Amounts Falling Due After More Than One Year</b>	<b>6</b>	(1,106,709 )		(1,657,852 )	
		<u>(1,106,709 )</u>		<u>(1,657,852 )</u>	
<b>PROVISIONS FOR LIABILITIES</b>					
Deferred Taxation			(126,235 )		(96,407 )
			<u>(126,235 )</u>		<u>(96,407 )</u>
<b>NET ASSETS</b>			<u>789,732</u>		<u>548,523</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	<b>7</b>		7		7
Other reserves			217,934		-
Fair Value Reserve	<b>9</b>		548,500		548,500
Profit and Loss Account			23,291		16
			<u>789,732</u>		<u>548,523</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>789,732</u>		<u>548,523</u>

**Newtown Estates Limited**  
**Balance Sheet (continued)**  
**As at 31 January 2019**

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For the year ending 31 January 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

**Director's responsibilities**

- The member has not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.
- The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

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**Mr Siamak Chakaveh**

**28 October 2019**

The notes on pages 3 to 6 form part of these financial statements.

**Newtown Estates Limited**  
**Notes to the Financial Statements**  
**For The Year Ended 31 January 2019**

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**1. Accounting Policies**

**1.1. Basis of Preparation of Financial Statements**

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

**1.2. Turnover**

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

**Sale of goods**

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods has transferred to the buyer. This is usually at the point that the customer has signed for the delivery of the goods.

**Rendering of services**

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

**1.3. Tangible Fixed Assets and Depreciation**

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold

No Depreciation

**1.4. Stocks and Work in Progress**

Stocks and work in progress are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads. Work-in-progress is reflected in the accounts on a contract by contract basis by recording turnover and related costs as contract activity progresses.

**Newtown Estates Limited**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 January 2019**

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**1.5. Taxation**

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other year and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and asset reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

**2. Tangible Assets**

	<b>Land &amp; Property Freehold £</b>
<b>Cost</b>	
As at 1 February 2018	1,082,066
Revaluation	217,934
As at 31 January 2019	<u>1,300,000</u>
<b>Net Book Value</b>	
As at 31 January 2019	<u>1,300,000</u>
As at 1 February 2018	<u>1,082,066</u>

**3. Stocks**

	<b>2019 £</b>	<b>2018 £</b>
Stock - work in progress	806,701	1,234,046
	<u>806,701</u>	<u>1,234,046</u>

**Newtown Estates Limited**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 January 2019**

**4. Debtors**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
<b>Due within one year</b>		
Other debtors	-	225
	<u>-</u>	<u>225</u>

**5. Creditors: Amounts Falling Due Within One Year**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Trade creditors	35,000	-
Bank loans and overdrafts	21,791	21,791
Corporation tax	13,551	13,241
Other creditors	16,000	8,245
Accruals and deferred income	1,584	1,440
	<u>87,926</u>	<u>44,717</u>

The bank loan is secured by a charge on the freehold property owned by the company.

Included in the amounts owed to related parties there is an amount of £18,478 (2018 - £18,478) owed to Portlands Ltd, a company registered and incorporated in the United Kingdom, in which Mr. S. Chakaveh is a director and shareholder. £11,591 (2018-Nil) is owed to Euro Estate Management Ltd, a company incorporated and registered in United Kingdom in which Mr. R. Chakaveh is a director and shareholder.

**6. Creditors: Amounts Falling Due After More Than One Year**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Bank loans	1,076,640	1,639,374
Amounts owed to related parties	30,069	18,478
	<u>1,106,709</u>	<u>1,657,852</u>

**7. Share Capital**

	<b>2019</b>	<b>2018</b>
Allotted, Called up and fully paid	<u>7</u>	<u>7</u>

**Newtown Estates Limited**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 January 2019**

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**8. Dividends**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
<b>On equity shares:</b>		
Interim dividend paid	4,665	-
	<hr/>	<hr/>
	<b>4,665</b>	<b>-</b>
	<hr/> <hr/>	<hr/> <hr/>

**9. Reserves**

	<b>Fair Value Reserve</b>
	<b>£</b>
As at 1 February 2018	548,500
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As at 31 January 2019	548,500
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**10. Related Party Transactions**

During the year sales of £289,000 (2018 - £1,046,000) was invoiced by and paid to Portlands Ltd, a company incorporated and registered in the United Kingdom, in which Mr. S. Chakaveh is a director and shareholder.

**11. Ultimate Controlling Party**

By reason of the structure of the share capital no one individual holds a controlling interest in the company.

**12. General Information**

Newtown Estates Limited is a private company, limited by shares, incorporated in England & Wales, registered number 03686448 . The registered office is 56 Grenfell Road, Maidenhead, Berkshire, SL6 1HG.



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.