
EDINBURGH ESTATES LIMITED

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 MAY 2018

EDINBURGH ESTATES LIMITED
REGISTERED NUMBER: 04342007

BALANCE SHEET
AS AT 31 MAY 2018

| | Note | 2018 £ | 2017 £ |
|---|------|----------------|----------------|
| Fixed assets | | | |
| Investment property | 5 | 601,759 | 573,650 |
| Current assets | | | |
| Cash at bank | | 5,372 | 532 |
| Creditors: amounts falling due within one year | 6 | (15,797) | (15,060) |
| Net current liabilities | | (10,425) | (14,528) |
| Total assets less current liabilities | | 591,334 | 559,122 |
| Creditors: amounts falling due after more than one year | 7 | (112,634) | (123,568) |
| Net assets | | <u>478,700</u> | <u>435,554</u> |
| Capital and reserves | | | |
| Called up share capital | | 1 | 1 |
| Revaluation reserve | | 261,087 | 232,978 |
| Profit and loss account | | 217,612 | 202,575 |
| | | <u>478,700</u> | <u>435,554</u> |

The director considers 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 director acknowledges his 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 income and retained earnings 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 26 February 2019.

Hartley T A Kemp
Director

The notes on pages 2 to 4 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2018

1. General information

Edinburgh Estates Limited is a private company limited by shares and is registered in England. Its registered office and principal place of trade is 5 Alexandra Mansions, Chichele Road, London, NW2 3AS.

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 following principal accounting policies have been applied:

2.2 Revenue

Revenue represents amounts received from the rental of property. Revenue 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. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

2.3 Investment property

Investment property is initially recognised at cost. After recognition it is carried at fair value 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 comprehensive income.

2.4 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.

2.5 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, and loans to related parties.

2.6 Creditors

Short term creditors are measured at the transaction price.

2.7 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. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2018

2. Accounting policies (continued)

2.8 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

2.9 Borrowing costs

All borrowing costs are recognised in the statement of income and retained earnings in the year in which they are incurred.

2.10 Taxation

Tax is recognised in the statement of income and retained earnings, 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.

3. Judgments in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities at the reporting date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates.

The following are the company's key sources of estimation uncertainty:

Revaluation of investment properties

The company carries its investment properties at fair value, with changes in fair value being recognised through the statement of comprehensive income. The company used its sole director to determine fair value at 31 May 2018.

The valuer used a valuation technique based on a discounted cash flow model as there is a lack of comparable market data because of the nature of the properties. The determined fair value of the investment properties is most sensitive to the estimated yield as well as the long term vacancy rate.

4. Employees

The average monthly number of employees, including directors, during the year was 0 (2017 - 0).

EDINBURGH ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2018

5. Investment property

| | Freehold investment property £ |
|------------------------|---|
| Valuation | |
| At 1 June 2017 | 573,650 |
| Surplus on revaluation | 28,109 |
| At 31 May 2018 | <u><u>601,759</u></u> |

The 2018 valuations were made by the sole director of the company, on an open market value for existing use basis.

6. Creditors: Amounts falling due within one year

| | 2018 £ | 2017 £ |
|-----------------|---------------|---------------|
| Bank loans | 11,252 | 11,483 |
| Corporation tax | 3,525 | 2,587 |
| Accruals | 1,020 | 990 |
| | <u>15,797</u> | <u>15,060</u> |

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

| | 2018 £ | 2017 £ |
|------------|----------------|----------------|
| Bank loans | 112,634 | 123,568 |
| | <u>112,634</u> | <u>123,568</u> |

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.