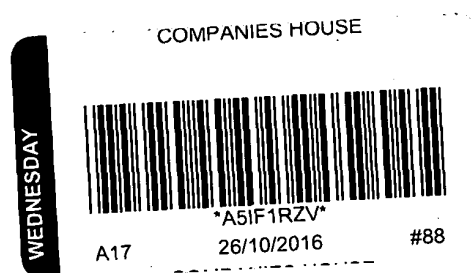


Registration number 04889638

STEPS ESTATE AGENTS LIMITED

Abbreviated accounts

for the year ended 31 August 2016



Robinson Sterling

Chartered Accountants

Taxation, Business & Strategic Planning Consultants

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Ilford

Essex IG3 9SE

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STEPS ESTATE AGENTS LIMITED

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STEPS ESTATE AGENTS LIMITED

**Chartered Accountants' report to the Board of Directors on the
unaudited financial statements of STEPS ESTATE AGENTS LIMITED**

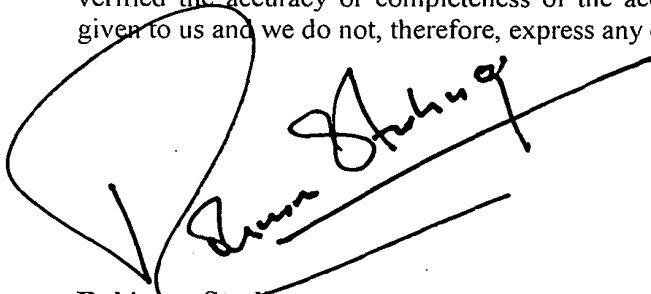
In accordance with the engagement letter, and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company which comprise the Balance Sheet and the related notes from the accounting records and information and explanations you have given to us.

This report is made to the company's Board of Directors in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so and state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in England and Wales and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet for the year ended 31 August 2016 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. 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 financial statements.

A large, stylized handwritten signature in black ink, appearing to read 'Robinson Sterling', is written over the printed name and extends across the signature line.

**Robinson Sterling
Chartered Accountants**

19 October 2016

**616D Green Lane
Ilford
Essex
IG3 9SE**

STEPS ESTATE AGENTS LIMITED

Abbreviated balance sheet as at 31 August 2016

| | | 2016 | | 2015 | |
|--|-------|-----------------|----------------|----------------|----------------|
| | Notes | £ | £ | £ | £ |
| Fixed assets | | | | | |
| Tangible assets | 2 | | 1,330,606 | | 1,330,809 |
| Current assets | | | | | |
| Cash at bank and in hand | | 44,455 | | 42,667 | |
| | | <u>44,455</u> | | <u>42,667</u> | |
| Creditors: amounts falling due within one year | | <u>(13,917)</u> | | <u>(6,617)</u> | |
| Net current assets | | | <u>30,538</u> | | <u>36,050</u> |
| Total assets less current liabilities | | | 1,361,144 | | 1,366,859 |
| Creditors: amounts falling due after more than one year | 3 | | (604,922) | | (604,922) |
| Provisions for liabilities | | | <u>(97)</u> | | <u>(132)</u> |
| Net assets | | | <u>756,125</u> | | <u>761,805</u> |
| Capital and reserves | | | | | |
| Called up share capital | 4 | | 2 | | 2 |
| Revaluation reserve | | | 579,356 | | 579,356 |
| Profit and loss account | | | <u>176,767</u> | | <u>182,447</u> |
| Shareholders' funds | | | <u>756,125</u> | | <u>761,805</u> |

The directors' statements required by Sections 475(2) and (3) are shown on the following page which forms part of this Balance Sheet.

The notes on pages 4 to 5 form an integral part of these financial statements.

STEPS ESTATE AGENTS LIMITED

Abbreviated balance sheet (continued)

**Directors' statements required by Sections 475(2) and (3)
for the year ended 31 August 2016**

For the year ended 31 August 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

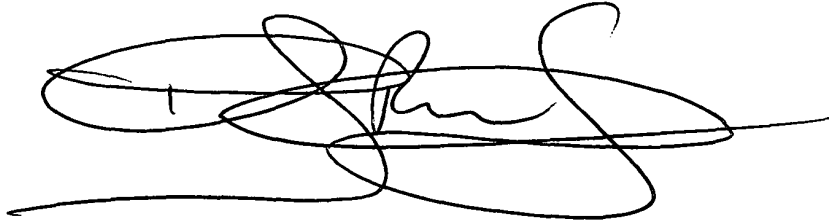
Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

These accounts were approved by the directors on 19 October 2016, and are signed on their behalf by:

**K Rawlings
Director**

A handwritten signature in black ink, appearing to be 'K Rawlings', written over a horizontal line.

Registration number 04889638

The notes on pages 4 to 5 form an integral part of these financial statements.

STEPS ESTATE AGENTS LIMITED

Notes to the abbreviated financial statements for the year ended 31 August 2016

1. Accounting policies

1.1. Accounting convention

The accounts are prepared under the historical cost convention modified to include the revaluation of certain fixed assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

1.2. Turnover

Turnover represents the total invoice value, excluding value added tax, of sales made during the year.

1.3. Tangible fixed assets and depreciation

Depreciation is provided at rates calculated to write off the cost or valuation less residual value of each asset over its expected useful life, as follows:

| | |
|-------------------------------------|------------------------|
| Land and buildings | - Nil |
| Fixtures, fittings and equipment | - 25% reducing balance |

1.4. Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more, tax, with the following exceptions:

Provision is made for tax on gains arising from the revaluation (and similar fair value adjustments) of fixed assets, and gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made where, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into replacement assets and charged to tax only where the replacement assets are sold;

Provision is made for deferred tax that would arise on remittance of the retained earnings of overseas subsidiaries, associates and joint ventures only to the extent that, at the balance sheet date, dividends have been accrued as receivable;

Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

STEPS ESTATE AGENTS LIMITED

Notes to the abbreviated financial statements for the year ended 31 August 2016

..... continued

| | | Tangible fixed assets £ | |
|---|-------------------|--|--|
| 2. Fixed assets | | | |
| Cost/revaluation | | | |
| At 1 September 2015 | | 1,335,143 | |
| At 31 August 2016 | | <u>1,335,143</u> | |
| Depreciation | | | |
| At 1 September 2015 | | 4,334 | |
| Charge for year | | <u>203</u> | |
| At 31 August 2016 | | <u>4,537</u> | |
| Net book values | | | |
| At 31 August 2016 | | <u>1,330,606</u> | |
| At 31 August 2015 | | <u>1,330,809</u> | |
| 3. Creditors: amounts falling due after more than one year | 2016 £ | 2015 £ | |
| Creditors include the following: | | | |
| Instalments repayable after more than five years | <u>604,922</u> | <u>604,922</u> | |
| 4. Share capital | 2016 £ | 2015 £ | |
| Authorised | | | |
| 1,000 Ordinary shares of £1 each | <u>1,000</u> | <u>1,000</u> | |
| Allotted, called up and fully paid | | | |
| 2 Ordinary shares of £1 each | <u>2</u> | <u>2</u> | |
| Equity Shares | | | |
| 2 Ordinary shares of £1 each | <u>2</u> | <u>2</u> | |