

Registered number: 05559078

RAVINE ROAD LIMITED
UNAUDITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017



RAVINE ROAD LIMITED

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RAVINE ROAD LIMITED
REGISTERED NUMBER:05559078
STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2017

	Note	2017 £	2016 £
Fixed assets			
Investment property	4	416,601	416,601
Current assets			
Debtors: amounts falling due within one year	5	100	100
Cash at bank and in hand		173	2,982
		<u>273</u>	<u>3,082</u>
Current liabilities			
Creditors: amounts falling due within one year	6	(10,277)	(16,240)
Net current liabilities		<u>(10,004)</u>	<u>(13,158)</u>
Total assets less current liabilities		<u>406,597</u>	<u>403,443</u>
Creditors: amounts falling due after more than one year	7	(394,007)	(394,007)
Net assets		<u><u>12,590</u></u>	<u><u>9,436</u></u>
Capital and reserves			
Called up share capital	9	100	100
Profit and loss account		12,490	9,336
		<u><u>12,590</u></u>	<u><u>9,436</u></u>

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 comprehensive income 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 12 June 2018.



D Reichmann
Director

The notes on pages 2 to 5 form part of these financial statements.

RAVINE ROAD LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

1. General information

Ravine Road Limited is a limited company incorporated in England and Wales with its registered office at 5 Elstree Gate, Elstree Way, Borehamwood, Hertfordshire, WD6 1JD.

The principal activity of the Company is that of property investment.

The Company's functional and presentational currency is £ sterling.

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

Turnover represents amounts receivable for rents net of VAT. Rents are accounted for in the period to which they relate.

2.3 Investment property

Investment property is carried at fair value determined annually 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 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, and loans from banks and related parties.

2.5 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.6 Finance costs

Finance costs are charged to the Statement of Comprehensive Income 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.

2.7 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

RAVINE ROAD LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

2. Accounting policies (continued)

2.8 Taxation

Tax is recognised in the Statement of Comprehensive Income, 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 reporting date in the countries where the Company operates and generates income.

3. Employees

The director was the only employee of the Company during the current and preceding year.

4. Investment property

	Investment properties £
Valuation	
At 1 January 2017	416,601
At 31 December 2017	<u>416,601</u>

The 2017 valuations were made by the director, on an open market value for existing use basis.

5. Debtors

	2017 £	2016 £
Other debtors	<u>100</u>	<u>100</u>

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6. Creditors: Amounts falling due within one year

	2017 £	2016 £
Trade creditors	-	298
Corporation tax	752	98
Other creditors	98	10,364
Accruals and deferred income	9,427	5,480
	<u>10,277</u>	<u>16,240</u>

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

	2017 £	2016 £
Bank loans	<u>394,007</u>	<u>394,007</u>

8. Loans

Analysis of the maturity of loans is given below:

	2017 £	2016 £
Amounts falling due after more than 5 years		
Bank loans	<u>394,007</u>	<u>394,007</u>

9. Share capital

	2017 £	2016 £
Allotted, called up and fully paid		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

10. Controlling party

The directors regard Gloucester Developments Limited, a company registered in England and Wales, as the ultimate parent undertaking.

RAVINE ROAD LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

11. Auditors' information

The auditors' report on the financial statements for the year ended 31 December 2017 was unqualified.

The audit report was signed on 12 June 2018 by Stephen Iseman FCA (Senior Statutory Auditor) on behalf of Sopher + Co LLP.