

# Ground Rent Estates 3 Limited

Unaudited Financial Statements  
for the Year Ended 31 October 2022

Landmark Accountants Limited  
Chartered Accountants  
Leavesden Park  
5 Hercules Way  
Watford  
Hertfordshire  
WD25 7GS

**Ground Rent Estates 3 Limited**

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# **Ground Rent Estates 3 Limited**

## **Company Information**

**Directors** R Steinhouse  
J Jackson-Shilling  
D I Pither

**Company secretary** J Jackson-Shilling

**Registered office** Leavesden Park  
Suite 1  
5 Hercules Way  
Watford  
Hertfordshire  
WD25 7GS

**Accountants** Landmark Accountants Limited  
Chartered Accountants  
Leavesden Park  
5 Hercules Way  
Watford  
Hertfordshire  
WD25 7GS

**Ground Rent Estates 3 Limited**  
**(Registration number: 05997861)**  
**Balance Sheet as at 31 October 2022**

	Note	2022	2021
		£	£
<b>Current assets</b>			
Stocks	<u>4</u>	170,000	205,000
Debtors	<u>5</u>	<u>161,925</u>	<u>121,659</u>
		331,925	326,659
<b>Creditors:</b> Amounts falling due within one year	<u>6</u>	<u>(326,337)</u>	<u>(321,071)</u>
<b>Net assets</b>		<u><u>5,588</u></u>	<u><u>5,588</u></u>
<b>Capital and reserves</b>			
Called up share capital	1	1	1
Profit and loss account		<u>5,587</u>	<u>5,587</u>
<b>Total equity</b>		<u><u>5,588</u></u>	<u><u>5,588</u></u>

For the financial year ending 31 October 2022 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 financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. As permitted by section 444 (5A) of the Companies Act 2006, the directors have not delivered to the registrar a copy of the Profit and Loss Account.

Approved and authorised by the Board on 17 July 2023 and signed on its behalf by:

.....  
R Steinhouse  
Director

# **Ground Rent Estates 3 Limited**

## **Notes to the Financial Statements for the Year Ended 31 October 2022**

### **1 General information**

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

Leavesden Park  
Suite 1  
5 Hercules Way  
Watford  
Hertfordshire  
WD25 7GS  
United Kingdom

### **2 Accounting policies**

#### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### **Statement of compliance**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A smaller entities - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' and the Companies Act 2006 (as applicable to companies subject to the small companies' regime).

#### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

The financial statements are presented in sterling, which is the functional currency of the company and rounded to the nearest £.

#### **Revenue recognition**

Turnover comprises the fair value of the consideration received or receivable for ground rent and freehold reversion sales together with rent receivable, fees and insurance premiums. Ground rent and freehold reversion sales are recognised when the transaction is completed. Insurance premium income is recognised at the point of renewal inception. Fees are recognised when the service is performed. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

The company recognises revenue when:

The amount of revenue can be reliably measured;  
it is probable that future economic benefits will flow to the entity;  
and specific criteria have been met for each of the company's activities.

#### **Tax**

The tax expense for the period comprises tax together with the value of tax losses surrendered or relieved as appropriate, charged on a £1 for £1 basis. Tax is recognised in profit or loss, except that a charge attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

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 taxable income.

## Ground Rent Estates 3 Limited

### Notes to the Financial Statements for the Year Ended 31 October 2022

#### Trade debtors

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

#### Stocks

Stocks of ground rents are acquired and held with the intention of resale and are valued at the lower of cost and net realisable value. Professional fees and taxes associated with the purchase of stock, are expensed at the time of purchase.

Net realisable value is based on estimated selling price less further costs to completion and disposal.

At each reporting date, stocks are assessed for impairment. If stocks are impaired, the carrying amount is reduced to its selling price less costs to complete and sell; the impairment loss is recognised immediately in profit or loss.

#### Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

#### Financial instruments

##### *Classification*

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets, financial liabilities or equity instruments.

##### *Recognition and measurement*

Basic financial instruments are recognised at amortised cost.

#### 3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 3 (2021 - 3).

#### 4 Stocks

	2022	2021
	£	£
Freehold property stock	170,000	205,000

## Ground Rent Estates 3 Limited

### Notes to the Financial Statements for the Year Ended 31 October 2022

#### 5 Debtors

	Note	2022 £	2021 £
Trade debtors		-	3,937
Amounts owed by group undertakings	<u>7</u>	159,620	117,722
Other debtors		2,051	-
Accrued income		254	-
		<u>161,925</u>	<u>121,659</u>

#### 6 Creditors

	Note	2022 £	2021 £
<b>Due within one year</b>			
Trade creditors		4,412	4,294
Amounts owed to group undertakings	<u>7</u>	321,925	316,776
Other creditors		-	1
		<u>326,337</u>	<u>321,071</u>

#### 7 Related party transactions

The company has taken advantage of the exemption under FRS 102 Section IAC.35 from disclosing transactions with other group companies wholly owned within the group.

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.