

LB PROPERTY INVESTMENTS LTD

**Company Registration Number:
06456938 (England and Wales)**

Unaudited abridged accounts for the year ended 31 December 2017

Period of accounts

Start date: 01 January 2017

End date: 31 December 2017

LB PROPERTY INVESTMENTS LTD

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for the Period Ended 31 December 2017

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LB PROPERTY INVESTMENTS LTD

Balance sheet

As at 31 December 2017

	<i>Notes</i>	<i>2017</i>	<i>2016</i>
		£	£
Fixed assets			
Tangible assets:	2	26,988	33,181
Investments:	3	1,456,435	1,456,435
Total fixed assets:		<u>1,483,423</u>	<u>1,489,616</u>
Current assets			
Debtors:	4	6,995	25,238
Cash at bank and in hand:		13,380	2,223
Total current assets:		<u>20,375</u>	<u>27,461</u>
Creditors: amounts falling due within one year:	5	(399,020)	(448,123)
Net current assets (liabilities):		<u>(378,645)</u>	<u>(420,662)</u>
Total assets less current liabilities:		1,104,778	1,068,954
Creditors: amounts falling due after more than one year:	6	(649,731)	(615,579)
Provision for liabilities:		(88,648)	(88,648)
Total net assets (liabilities):		<u>366,399</u>	<u>364,727</u>
Capital and reserves			
Called up share capital:		100	100
Revaluation reserve:	7	416,851	416,851
Profit and loss account:		(50,552)	(52,224)
Shareholders funds:		<u>366,399</u>	<u>364,727</u>

The notes form part of these financial statements

LB PROPERTY INVESTMENTS LTD

Balance sheet statements

For the year ending 31 December 2017 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The members have agreed to the preparation of abridged accounts for this accounting period in accordance with Section 444(2A).

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The directors have chosen to not file a copy of the company's profit & loss account.

**This report was approved by the board of directors on 28 September 2018
and signed on behalf of the board by:**

Name: Lyndon Brett
Status: Director

The notes form part of these financial statements

LB PROPERTY INVESTMENTS LTD

Notes to the Financial Statements

for the Period Ended 31 December 2017

1. Accounting policies

These financial statements have been prepared in accordance with the provisions of Section 1A (Small Entities) of Financial Reporting Standard 102

Turnover policy

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates. When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

Tangible fixed assets and depreciation policy

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses. Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases: Fixtures, fittings and equipment - 20% reducing balance basis. The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss. Investment properties: Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss. Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

Other accounting policies

Cash at bank and in hand: Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities. Foreign exchange: Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation are included in the profit and loss account for the period.

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Notes to the Financial Statements for the Period Ended 31 December 2017

2. Tangible Assets

	Total
Cost	£
At 01 January 2017	86,538
Additions	554
At 31 December 2017	<u>87,092</u>
Depreciation	
At 01 January 2017	53,357
Charge for year	6,747
At 31 December 2017	<u>60,104</u>
Net book value	
At 31 December 2017	<u>26,988</u>
At 31 December 2016	<u>33,181</u>

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Notes to the Financial Statements

for the Period Ended 31 December 2017

3. Fixed investments

Investment propertyFair value as at 1 January 2017 and 31 December 2017 was £1,456,435. The valuations of investment properties were made by Lyndon Brett MRICS, a director and shareholder of the company. No depreciation is provided in respect of these properties.

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Notes to the Financial Statements for the Period Ended 31 December 2017

4. Debtors

	<i>2017</i>	<i>2016</i>
	£	£
Debtors due after more than one year:	0	0

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Notes to the Financial Statements

for the Period Ended 31 December 2017

5. Creditors: amounts falling due within one year note

2017 2016 £18,540 £53,286 bank loans and overdrafts £33 £5,332 trade creditors £380,447 £389,505 other creditors

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Notes to the Financial Statements

for the Period Ended 31 December 2017

6. Creditors: amounts falling due after more than one year note

2017	2016	£567,349	£567,116	bank loans and overdrafts	£82,382	£48,463	other creditors
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Notes to the Financial Statements for the Period Ended 31 December 2017

7. Revaluation reserve

	<i>2017</i>
	£
Balance at 01 January 2017	416,851
Surplus or deficit after revaluation	0
Balance at 31 December 2017	<u>416,851</u>

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Notes to the Financial Statements

for the Period Ended 31 December 2017

8. Financial commitments

At the reporting date, the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases of £10,000 (2016 - £10,000).

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Notes to the Financial Statements

for the Period Ended 31 December 2017

9. Related party transactions

Name of the related party:	Lyndon Brett	
Relationship:	Director	
Description of the Transaction:	The transaction was the loan of some money.	
		£
Balance at 01 January 2017		349,768
Balance at 31 December 2017		365,333

Name of the related party:	Peter Brett	
Relationship:	close family member of a director	
Description of the Transaction:	The transaction was the loan of some money.	
		£
Balance at 01 January 2017		48,463
Balance at 31 December 2017		48,463

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.