

REGISTERED NUMBER: 08411376 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2017
FOR
EG ESTATES LTD**

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FOR THE YEAR ENDED 28 FEBRUARY 2017**

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EG ESTATES LTD
COMPANY INFORMATION
FOR THE YEAR ENDED 28 FEBRUARY 2017

DIRECTOR: H Ball

REGISTERED OFFICE: 26 Grosvenor Way
London
E5 9ND

REGISTERED NUMBER: 08411376 (England and Wales)

ACCOUNTANTS: Venitt and Greaves
Chartered Accountants
115 Craven Park Road
South Tottenham
London
N15 6BL

STATEMENT OF FINANCIAL POSITION
28 FEBRUARY 2017

	Notes	28.2.17 £	£	29.2.16 £	£
FIXED ASSETS					
Investment property	3		1,860,000		832,658
CURRENT ASSETS					
Debtors	4	24,398		370	
Cash at bank		<u>1</u>		<u>41</u>	
		24,399		411	
CREDITORS					
Amounts falling due within one year	5	<u>355,963</u>		<u>875,347</u>	
NET CURRENT LIABILITIES			<u>(331,564)</u>		<u>(874,936)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,528,436		(42,278)
CREDITORS					
Amounts falling due after more than one year	6		<u>1,412,438</u>		<u>-</u>
NET ASSETS/(LIABILITIES)			<u>115,998</u>		<u>(42,278)</u>
CAPITAL AND RESERVES					
Called up share capital	7		1		1
Revaluation reserve	8		303,132		-
Retained earnings	8		<u>(187,135)</u>		<u>(42,279)</u>
SHAREHOLDERS' FUNDS			<u>115,998</u>		<u>(42,278)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 28 February 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 28 February 2017 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

STATEMENT OF FINANCIAL POSITION - continued
28 FEBRUARY 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the director on 2 May 2018 and were signed by:

H Ball - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2017**

1. STATUTORY INFORMATION

Eg Estates Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Transition to financial reporting standards 102

The company has adopted FRS 102 Section 1A for the first time in the preparation of these accounts. Accordingly the date of transition to FRS 102 was 1 March 2015 (beginning of the accounting period of comparative financial year).

There are no material differences in determining the company's profit and loss under FRS 102 Section 1A and the previous framework the company adopted (the Financial Reporting Standard for Smaller Entities (effective January 2015)).

Turnover

Turnover represents net rent receivable, excluding value added tax.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 28 FEBRUARY 2017

3. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 March 2016	832,658
Additions	724,210
Revaluations	303,132
At 28 February 2017	<u>1,860,000</u>
NET BOOK VALUE	
At 28 February 2017	<u>1,860,000</u>
At 29 February 2016	<u>832,658</u>

Fair value at 28 February 2017 is represented by:

	£
Valuation in 2017	303,132
Cost	1,556,868
	<u>1,860,000</u>

4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	28.2.17 £	29.2.16 £
Trade debtors	24,028	-
Other debtors	370	370
	<u>24,398</u>	<u>370</u>

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	28.2.17 £	29.2.16 £
Bank loans and overdrafts	-	400,000
Trade creditors	144,286	-
Other creditors	211,677	475,347
	<u>355,963</u>	<u>875,347</u>

6. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	28.2.17 £	29.2.16 £
Bank loans	<u>1,412,438</u>	<u>-</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	<u>1,412,438</u>	<u>-</u>

EG ESTATES LTD (REGISTERED NUMBER: 08411376)

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 28 FEBRUARY 2017**

7. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	28.2.17 £	29.2.16 £
1	Ordinary	£1	<u>1</u>	<u>1</u>

8. RESERVES

	Retained earnings £	Revaluation reserve £	Totals £
At 1 March 2016	(42,279)	-	(42,279)
Profit for the year	158,276		158,276
Revaluation reserve	<u>(303,132)</u>	<u>303,132</u>	<u>-</u>
At 28 February 2017	<u><u>(187,135)</u></u>	<u><u>303,132</u></u>	<u><u>115,997</u></u>

9. ULTIMATE CONTROLLING PARTY

The controlling party is H Ball.

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.