

**HANLEY BUILDING LTD  
UNAUDITED ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**HANLEY BUILDING LTD**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

---

<b>Directors</b>	Christos Dimitriadis Denis Samuel Lavrut
<b>Company Number</b>	09710419 (England and Wales)
<b>Registered Office</b>	60 WELBECK STREET LONDON W1G 9XB ENGLAND

**HANLEY BUILDING LTD**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2021**

	Notes	2021 £	2020 £
<b>Called up share capital not paid</b>		1	1
<b>Fixed assets</b>			
Investment property	4	10,815,000	10,145,000
<b>Current assets</b>			
Debtors	5	268,430	76,521
Cash at bank and in hand		152,315	141,038
		420,745	217,559
<b>Creditors: amounts falling due within one year</b>	6	(309,045)	(124,978)
<b>Net current assets</b>		111,700	92,581
<b>Total assets less current liabilities</b>		10,926,701	10,237,582
<b>Creditors: amounts falling due after more than one year</b>	7	(7,109,629)	(6,971,060)
<b>Net assets</b>		3,817,072	3,266,522
<b>Capital and reserves</b>			
Called up share capital		1	1
Revaluation reserve		4,219,707	3,591,803
Profit and loss account		(402,636)	(325,282)
<b>Shareholders' funds</b>		3,817,072	3,266,522

For the year ending 31 December 2021 the company was entitled to exemption from audit 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.

These accounts have been prepared and delivered 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 profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board of Directors and authorised for issue on 30 September 2022 and were signed on its behalf by

Christos Dimitriadis  
Director

Company Registration No. 09710419

**HANLEY BUILDING LTD**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

---

**1 Statutory information**

Hanley Building Ltd is a private company, limited by shares, registered in England and Wales, registration number 09710419. The registered office is 60 WELBECK STREET, LONDON, W1G 9XB, ENGLAND.

**2 Compliance with accounting standards**

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

**3 Accounting policies**

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

***Basis of preparation***

The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

***Presentation currency***

The accounts are presented in £ sterling.

**4 Investment property**

	<b>2021</b>
	<b>£</b>
Fair value at 1 January 2021	10,145,000
Additions	42,096
Net gain from fair value adjustments	627,904
	<hr/>
At 31 December 2021	10,815,000
	<hr/> <hr/>

**5 Debtors: amounts falling due within one year**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Trade debtors	40,497	32,071
Amounts due from group undertakings etc.	21,746	-
Accrued income and prepayments	65,103	44,450
Other debtors	141,084	-
	<hr/>	<hr/>
	268,430	76,521
	<hr/> <hr/>	<hr/> <hr/>

**6 Creditors: amounts falling due within one year**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Trade creditors	218,917	-
Amounts owed to group undertakings and other participating interests	27,000	5,254
Taxes and social security	-	(89)
Other creditors	1	-
Accruals	33,861	90,547
Deferred income	29,266	29,266
	<hr/>	<hr/>
	309,045	124,978
	<hr/> <hr/>	<hr/> <hr/>

**HANLEY BUILDING LTD**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

---

<b>7 Creditors: amounts falling due after more than one year</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Bank loans	4,663,996	4,664,332
Amounts owed to group undertakings and other participating interests	2,445,633	2,306,728
	<u>7,109,629</u>	<u>6,971,060</u>

**8 Average number of employees**

During the year the average number of employees was 0 (2020: 0).

