

REGISTERED NUMBER: 10307363 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2021
FOR
RYAN ESTATES LIMITED**

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FOR THE YEAR ENDED 30 SEPTEMBER 2021**

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RYAN ESTATES LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 30 SEPTEMBER 2021

DIRECTOR:	E A Babad
REGISTERED OFFICE:	65A Watford Way Hendon London NW4 3AQ
REGISTERED NUMBER:	10307363 (England and Wales)
ACCOUNTANTS:	Venitt and Greaves Chartered Accountants 115 Craven Park Road South Tottenham London N15 6BL

RYAN ESTATES LIMITED (REGISTERED NUMBER: 10307363)

**STATEMENT OF FINANCIAL POSITION
30 SEPTEMBER 2021**

	Notes	30.9.21 £	30.9.20 £
FIXED ASSETS			
Investment property	4	2,464,390	2,464,390
CURRENT ASSETS			
Cash at bank		62,770	38,171
CREDITORS			
Amounts falling due within one year	5	<u>(273,447)</u>	<u>(346,838)</u>
NET CURRENT LIABILITIES		<u>(210,677)</u>	<u>(308,667)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		2,253,713	2,155,723
CREDITORS			
Amounts falling due after more than one year	6	<u>(1,910,300)</u>	<u>(1,854,316)</u>
NET ASSETS		<u>343,413</u>	<u>301,407</u>
CAPITAL AND RESERVES			
Called up share capital	7	1	1
Retained earnings	8	<u>343,412</u>	<u>301,406</u>
SHAREHOLDERS' FUNDS		<u>343,413</u>	<u>301,407</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2021 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
- (b) 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.

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

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

The financial statements were approved by the director and authorised for issue on 28 November 2022 and were signed by:

E A Babad - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2021

1. **STATUTORY INFORMATION**

Ryan Estates Limited 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.

The presentation currency of the financial statements is the Pound Sterling (£).

2. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

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

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

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.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2020 - NIL).

4. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 October 2020	
and 30 September 2021	2,464,390
NET BOOK VALUE	
At 30 September 2021	2,464,390
At 30 September 2020	2,464,390

5. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30.9.21 £	30.9.20 £
Taxation and social security	12,103	12,599
Other creditors	261,344	334,239
	<u>273,447</u>	<u>346,838</u>

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

	30.9.21 £	30.9.20 £
Bank loans	1,863,633	1,804,316
Other creditors	46,667	50,000
	<u>1,910,300</u>	<u>1,854,316</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2021

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

	30.9.21	30.9.20
	£	£
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>1,863,633</u>	<u>1,804,316</u>
Repayable by instalments		
Other loans more 5yrs instal	<u>46,667</u>	<u>50,000</u>

7. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:				
Number:	Class:	Nominal	30.9.21	30.9.20
		value:	£	£
100	Ordinary	0.01	<u>1</u>	<u>1</u>

8. RESERVES

	Retained earnings £
At 1 October 2020	301,406
Profit for the year	<u>42,006</u>
At 30 September 2021	<u>343,412</u>

9. ULTIMATE CONTROLLING PARTY

The ultimate controlling party is E A Babad.

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.