

**COMPANY REGISTRATION NUMBER: 11111187**

**ELCROFT 3 LIMITED**  
**FILLETED UNAUDITED FINANCIAL STATEMENTS**  
**31 DECEMBER 2020**



**ELCROFT 3 LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**31 DECEMBER 2020**

	Note	2020 £	2019 £
<b>FIXED ASSETS</b>			
Tangible assets	4	1,100,000	966,533
<b>CURRENT ASSETS</b>			
Debtors	5	10,534	300
Cash at bank and in hand		8,440	2,912
		<u>18,974</u>	<u>3,212</u>
<b>CREDITORS: amounts falling due within one year</b>	6	<u>(259,130)</u>	<u>(971,500)</u>
<b>NET CURRENT LIABILITIES</b>		<u>(240,156)</u>	<u>(968,288)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		859,844	(1,755)
<b>CREDITORS: amounts falling due after more than one year</b>	7	(763,420)	-
<b>PROVISIONS</b>		<u>(25,000)</u>	-
<b>NET ASSETS/(LIABILITIES)</b>		<u>71,424</u>	<u>(1,755)</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	8	300	300
Profit and loss account	9	<u>71,124</u>	<u>(2,055)</u>
<b>SHAREHOLDERS FUNDS/(DEFICIT)</b>		<u>71,424</u>	<u>(1,755)</u>

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the statement of income and retained earnings has not been delivered.

For the year ending 31 December 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The director acknowledges her responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The statement of financial position  
continues on the following page.

The notes on pages 3 to 5 form part of these financial statements.

**ELCROFT 3 LIMITED**  
**STATEMENT OF FINANCIAL POSITION** *(continued)*  
**31 DECEMBER 2020**

These financial statements were approved by the board of directors and authorised for issue on 13 September 2021, and are signed on behalf of the board by:

Mrs S Padwa  
Director



Company registration number: 11111187

The notes on pages 3 to 5 form part of these financial statements.

**ELCROFT 3 LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2020**

**1. GENERAL INFORMATION**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is New Burlington House, 1075 Finchley Road, London, NW11 0PU.

**2. STATEMENT OF COMPLIANCE**

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

**3. ACCOUNTING POLICIES**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**Revenue recognition**

The turnover shown in the Profit and Loss Account represents amounts of rental income and service charges invoiced during the period.

**Property outgoings**

Property outgoings are recognised in the Profit and Loss Account in the year in which they are incurred.

**Income tax**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

**ELCROFT 3 LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 DECEMBER 2020**

**3. ACCOUNTING POLICIES** *(continued)*

**Tangible assets**

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

No depreciation is provided in respect of investment property applying the fair value model.

Investment property fair value is determined by the directors based on their understanding of property market conditions and the specific property.

**Impairment of fixed assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

**Financial instruments**

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

**4. TANGIBLE ASSETS**

	<b>Freehold property £</b>
<b>Cost or valuation</b>	
At 1 January 2020	966,533
Revaluations	133,467
<b>At 31 December 2020</b>	<u><u>1,100,000</u></u>
<b>Carrying amount</b>	
At 31 December 2020	<u><u>1,100,000</u></u>
At 31 December 2019	<u><u>966,533</u></u>

**ELCROFT 3 LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 DECEMBER 2020**

**4. TANGIBLE ASSETS** *(continued)*

Investment property fair value is determined by the director and experienced RICS qualified surveyors, based on their understanding of property market conditions and the specific property.

The historical cost of the Freehold Properties is £966,533.

**5. DEBTORS**

	2020	2019
	£	£
Trade debtors	10,234	—
Other debtors	300	300
	<u>10,534</u>	<u>300</u>

**6. CREDITORS: amounts falling due within one year**

	2020	2019
	£	£
Other creditors	259,130	971,500

**7. CREDITORS: amounts falling due after more than one year**

	2020	2019
	£	£
Bank loans and overdrafts	763,420	—

The bank loan is secured against the company's investment property.

**8. CALLED UP SHARE CAPITAL**

Issued, called up and fully paid

	2020		2019	
	No.	£	No.	£
Ordinary shares of £1 each	300	300	300	300

**9. RESERVES**

The balance on the profit and loss account at 31 December 2020 includes no distributable reserves and £108,467 of unrealised profits which are not available for distribution.