

FINANCIAL STATEMENTS
FOR THE PERIOD
12 FEBRUARY 2019 TO 28 FEBRUARY 2020
FOR
CLERKENWELL ESTATES LIMITED

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FOR THE PERIOD 12 FEBRUARY 2019 TO 28 FEBRUARY 2020

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CLERKENWELL ESTATES LIMITED

**COMPANY INFORMATION
FOR THE PERIOD 12 FEBRUARY 2019 TO 28 FEBRUARY 2020**

DIRECTOR: Mr M Jakisic

REGISTERED OFFICE: Fulford House
Newbold Terrace
Leamington Spa
Warwickshire
CV32 4EA

REGISTERED NUMBER: 11823218 (England and Wales)

ACCOUNTANTS: TGFP
Chartered Accountants
Fulford House
Newbold Terrace
Leamington Spa
Warwickshire
CV32 4EA

BALANCE SHEET
28 FEBRUARY 2020

	Notes	£	£
FIXED ASSETS			
Investment property	4		1,131,559
CURRENT ASSETS			
Debtors	5	393,395	
Cash at bank		<u>5,070</u>	
		398,465	
CREDITORS			
Amounts falling due within one year	6	<u>1,568,995</u>	
NET CURRENT LIABILITIES			<u>(1,170,530)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>(38,971)</u>
CAPITAL AND RESERVES			
Called up and paid share capital			100
Retained earnings			<u>(39,071)</u>
			<u>(38,971)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 28 February 2020.

The members have not required the company to obtain an audit of its financial statements for the period ended 28 February 2020 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.

**BALANCE SHEET - continued
28 FEBRUARY 2020**

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 Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the director and authorised for issue on 17 November 2020 and were signed by:

Mr M Jakisic - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 12 FEBRUARY 2019 TO 28 FEBRUARY 2020

1. **STATUTORY INFORMATION**

Clerkenwell 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.

Investment property

Investment property is initially recorded at cost and subsequently at fair value, with fair value gains or losses being recognised in profit or loss. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

Financial instruments

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Taxation

Taxation for the period comprises current and deferred tax. Tax is recognised in the Statement of Income and Retained Earnings, 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 balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet 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 period 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 PERIOD 12 FEBRUARY 2019 TO 28 FEBRUARY 2020

2. ACCOUNTING POLICIES - continued**Going concern**

The financial statements have been prepared on the going concern basis, on the understanding that the company will receive continued support from the director for a period of at least 12 months from the date of these financial statements.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the period was 1 .

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
Additions	<u>1,131,559</u>
At 28 February 2020	<u>1,131,559</u>
NET BOOK VALUE	
At 28 February 2020	<u>1,131,559</u>

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Amounts owed by participating interests	<u>393,395</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Bank loans and overdrafts	590,805
Amounts owed to participating interests	586,000
Other creditors	<u>392,190</u>
	<u>1,568,995</u>

7. SECURED DEBTS

The following secured debts are included within creditors:

	£
Bridging Loan	<u>588,699</u>

The loan is secured by way of a charge over the investment property held by the company.

8. RELATED PARTY DISCLOSURES

Included in debtors are amounts owing of £393,395 from companies in which the director has an interest.

Included in creditors are amounts owed of £586,000 to companies under the control of the director.

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.