

**REGISTERED NUMBER: 12238511 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2022  
FOR  
EME LETTINGS LTD**

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FOR THE YEAR ENDED 31 OCTOBER 2022**

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**EME LETTINGS LTD**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 OCTOBER 2022**

**DIRECTORS:**

D J Esposito  
A Esposito

**REGISTERED OFFICE:**

La Capannina  
Woodmans Green Road  
Whatlington  
Battle  
East Sussex  
TN33 0NL

**REGISTERED NUMBER:**

12238511 (England and Wales)

**ACCOUNTANTS:**

Ashdown Hurrey  
Chartered Accountants & Business Advisers  
20 Havelock Road  
Hastings  
East Sussex  
TN34 1BP

**EME LETTINGS LTD (REGISTERED NUMBER: 12238511)****BALANCE SHEET  
31 OCTOBER 2022**

	Notes	31.10.22 £	£	31.10.21 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		4,411		8,468
Investment property	5		<u>486,875</u>		<u>433,131</u>
			491,286		441,599
<b>CURRENT ASSETS</b>					
Debtors	6	773		629	
Cash at bank		<u>14,645</u>		<u>11,080</u>	
		15,418		11,709	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>3,691</u>		<u>4,651</u>	
<b>NET CURRENT ASSETS</b>			<u>11,727</u>		<u>7,058</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			503,013		448,657
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		(440,748)		(443,851)
<b>PROVISIONS FOR LIABILITIES</b>			<u>(186)</u>		<u>(814)</u>
<b>NET ASSETS</b>			<u>62,079</u>		<u>3,992</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	9		100		100
Retained earnings	10		<u>61,979</u>		<u>3,892</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>62,079</u>		<u>3,992</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2022 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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**  
**31 OCTOBER 2022**

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 Board of Directors and authorised for issue on 6 June 2023 and were signed on its behalf by:

D J Esposito - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 OCTOBER 2022**

**1. STATUTORY INFORMATION**

EME Lettings 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 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 as modified by the revaluation of certain assets.

In preparing the financial statements, the directors are required to make an assessment of the ability of the company to continue as a going concern. The directors have considered all available evidence for the company which covers the 12 month period from the date of signing these financial statements. Against the backdrop of the COVID-19 Pandemic the directors have paid particular attention to likely cashflow requirements and the future availability of adequate cashflow to the company.

On the basis of this consideration, the directors are satisfied that the company has adequate resources to continue in operational existence and to meet its liabilities as they fall due for the foreseeable future. In reaching this conclusion they consider that no material uncertainty exists. As a result, the directors have concluded that it remains appropriate to adopt a going concern basis of preparation in these financial statements.

**Turnover**

Represents rental income received.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.  
Fixtures and fittings - 33% on cost

**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 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 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.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2021 - NIL).

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 OCTOBER 2022**

**4. TANGIBLE FIXED ASSETS**

	Plant and machinery etc £
<b>COST</b>	
At 1 November 2021	12,639
Additions	<u>119</u>
At 31 October 2022	<u>12,758</u>
<b>DEPRECIATION</b>	
At 1 November 2021	4,171
Charge for year	<u>4,176</u>
At 31 October 2022	<u>8,347</u>
<b>NET BOOK VALUE</b>	
At 31 October 2022	<u>4,411</u>
At 31 October 2021	<u>8,468</u>

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 November 2021	433,131
Revaluations	<u>53,744</u>
At 31 October 2022	<u>486,875</u>
<b>NET BOOK VALUE</b>	
At 31 October 2022	<u>486,875</u>
At 31 October 2021	<u>433,131</u>

Fair value at 31 October 2022 is represented by:

	£
Valuation in 2021	433,131
Valuation in 2022	<u>53,744</u>
	<u>486,875</u>

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.10.22	31.10.21
	£	£
Other debtors	-	100
Prepayments	<u>773</u>	<u>529</u>
	<u>773</u>	<u>629</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 OCTOBER 2022**

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

	31.10.22	31.10.21
	£	£
Trade creditors	-	12
Tax	1,638	-
Directors' current accounts	1,034	3,619
Accrued expenses	1,019	1,020
	<u>3,691</u>	<u>4,651</u>

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

	31.10.22	31.10.21
	£	£
Directors' loan accounts	<u>440,748</u>	<u>443,851</u>

**9. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.10.22	31.10.21
			£	£
100	Ordinary	1	<u>100</u>	<u>100</u>

**10. RESERVES**

	Retained earnings
	£
At 1 November 2021	3,892
Profit for the year	<u>58,087</u>
At 31 October 2022	<u>61,979</u>

The split between non-distributable and distributable reserves are as follows:-

	31.10.22	31.10.21
£	£	
Distributable reserves	8,235	3,892
Non-distributable reserves	53,744	-
Total	<u>61,979</u>	<u>3,892</u>

**11. RELATED PARTY DISCLOSURES**

At the period end, the company owed the directors £441,781 (2021: £447,470).

This loan is interest free and repayable on demand.



**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
EME LETTINGS LTD**

**The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of EME Lettings Ltd for the year ended 31 October 2022 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of EME Lettings Ltd, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of EME Lettings Ltd and state those matters that we have agreed to state to the Board of Directors of EME Lettings Ltd, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than EME Lettings Ltd and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that EME Lettings Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of EME Lettings Ltd. You consider that EME Lettings Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of EME Lettings Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Ashdown Hurrey  
Chartered Accountants & Business Advisers  
20 Havelock Road  
Hastings  
East Sussex  
TN34 1BP

11 July 2023

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.