

**RAIL-OS PROPERTIES LTD
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 OCTOBER 2021**

Rail-OS Properties Ltd
Unaudited Financial Statements
For The Year Ended 30 October 2021

Contents

	Page
Statement of Financial Position	1—2
Notes to the Financial Statements	3—5

Rail-OS Properties Ltd
Statement of Financial Position
As at 30 October 2021

Registered number: 12992552

		2021	
	Notes	£	£
FIXED ASSETS			
Tangible Assets	3		<u>311,113</u>
			311,113
CURRENT ASSETS			
Debtors	4	1,100	
Cash at bank and in hand		<u>3,490</u>	
		4,590	
Creditors: Amounts Falling Due Within One Year	5	<u>(40,380)</u>	
NET CURRENT ASSETS (LIABILITIES)			<u>(35,790)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>275,323</u>
Creditors: Amounts Falling Due After More Than One Year	6		<u>(279,522)</u>
NET LIABILITIES			<u>(4,199)</u>
CAPITAL AND RESERVES			
Called up share capital	8		100
Income Statement			<u>(4,299)</u>
SHAREHOLDERS' FUNDS			<u>(4,199)</u>

Rail-OS Properties Ltd
Statement of Financial Position (continued)
As at 30 October 2021

For the year ending 30 October 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities

- The member has not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The director acknowledges his 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.
- The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Income Statement.

On behalf of the board

Mr J Eves

Director

25 November 2021

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

1. Accounting Policies

1.1. Basis of Preparation of Financial Statements

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

1.2. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

Sale of goods

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods has transferred to the buyer. This is usually at the point that the customer has signed for the delivery of the goods.

Rendering of services

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

1.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

1.4. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the income statement.

2. Average Number of Employees

Average number of employees, including directors, during the year was as follows: 1

Rail-OS Properties Ltd
Notes to the Financial Statements (continued)
For The Year Ended 30 October 2021

3. Tangible Assets

	Investment Properties £
Cost	
As at 3 November 2020	-
Additions	311,113
As at 30 October 2021	<u>311,113</u>
Net Book Value	
As at 30 October 2021	<u>311,113</u>
As at 3 November 2020	<u>-</u>

4. Debtors

	2021 £
Due within one year	
Due after more than one year	
Other debtors	1,100
	<u>1,100</u>

5. Creditors: Amounts Falling Due Within One Year

	2021 £
Other creditors	40,380
	<u>40,380</u>

6. Creditors: Amounts Falling Due After More Than One Year

	2021 £
Bank loans	228,412
Other creditors	51,110
	<u>279,522</u>

Rail-OS Properties Ltd
Notes to the Financial Statements (continued)
For The Year Ended 30 October 2021

7. Secured Creditors

Of the creditors falling due within and after more than one year the following amounts are secured.

	2021
	£
Bank loans and overdrafts	228,412

8. Share Capital

	2021
Allotted, Called up and fully paid	100

9. General Information

Rail-OS Properties Ltd is a private company, limited by shares, incorporated in England & Wales, registered number 12992552 . The registered office is Foremost House, Radford Way, Billericay, Essex, CM12 0BT.

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.