
EISHKEN LIMITED

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 30 SEPTEMBER 2023

EISHKEN LIMITED
REGISTERED NUMBER: SC479415

BALANCE SHEET
AS AT 30 SEPTEMBER 2023

	Note	2023 £	2023 £	2022 £	2022 £
FIXED ASSETS					
Tangible assets	4		31,771		36,006
Investment property	5		14,722,676		14,722,676
			<u>14,754,447</u>		<u>14,758,682</u>
CURRENT ASSETS					
Stocks		30,476		29,828	
Debtors: amounts falling due within one year	6	118,540		82,310	
Cash at bank and in hand		5,384		7,900	
		<u>154,400</u>		<u>120,038</u>	
Creditors: amounts falling due within one year	7	(3,898,590)		(4,591,203)	
NET CURRENT LIABILITIES			<u>(3,744,190)</u>		<u>(4,471,165)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>11,010,257</u>		<u>10,287,517</u>
Creditors: amounts falling due after more than one year	8		(8,000,000)		(6,075,828)
PROVISIONS FOR LIABILITIES					
Deferred tax	9	(762,471)		(1,062,099)	
			<u>(762,471)</u>		<u>(1,062,099)</u>
NET ASSETS			<u><u>2,247,786</u></u>		<u><u>3,149,590</u></u>
CAPITAL AND RESERVES					
Called up share capital	10		200		200
Revaluation reserve			7,146,525		7,146,525
Profit and loss account			(4,898,939)		(3,997,135)
			<u><u>2,247,786</u></u>		<u><u>3,149,590</u></u>

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

EISHKEN LIMITED
REGISTERED NUMBER: SC479415

BALANCE SHEET (CONTINUED)
AS AT 30 SEPTEMBER 2023

The Company has opted not to file the profit and loss account in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

N M Oppenheim
Director

Date: 12 March 2024

The notes on pages 3 to 8 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2023**

1. GENERAL INFORMATION

Eishken Limited is a private company limited by shares, incorporated in the United Kingdom and is registered in Scotland. Its registered office is Eishken Lodge, Eishken, Isle Of Lewis, HS2 9LQ, United Kingdom.

The Company's functional and presentational currency is GBP.

2. ACCOUNTING POLICIES

2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 GOING CONCERN

The Company incurred a loss for the year but had net assets of £2,247,786 as at 30 September 2023. The financial statements are prepared on the going concern basis on the assumption that the Company will continue to receive financial support from its shareholders and lenders to provide sufficient funds to enable it to meet its liabilities as they fall due.

2.3 TURNOVER

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before turnover is recognised:

Rendering of services

Turnover from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of turnover can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2.4 FINANCE COSTS

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2023**

2. ACCOUNTING POLICIES (CONTINUED)

2.5 TANGIBLE FIXED ASSETS

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Plant and machinery	-	25%	reducing balance
Motor vehicles	-	25%	reducing balance
Fixtures and fittings	-	15%	reducing balance
Computer equipment	-	25%	reducing balance

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

2.6 INVESTMENT PROPERTY

Investment property is carried at fair value determined annually by external valuers 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. Changes in fair value are recognised in profit or loss.

2.7 STOCKS

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis. Work in progress and finished goods include labour and attributable overheads.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

2.8 DEBTORS

Short-term debtors are measured at transaction price, less any impairment.

2.9 CASH AND CASH EQUIVALENTS

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2023**

2. ACCOUNTING POLICIES (CONTINUED)

2.10 CREDITORS

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.11 CURRENT AND DEFERRED TAXATION

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

3. EMPLOYEES

The average monthly number of employees, including directors, during the year was 9 (2022 - 8).

EISHKEN LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2023**

4. TANGIBLE FIXED ASSETS

	Plant and machinery £	Motor vehicles £	Fixtures and fittings £	Computer equipment £	Total £
COST OR VALUATION					
At 1 October 2022	488,285	137,311	529,142	5,198	1,159,936
Additions	-	-	2,132	3,588	5,720
At 30 September 2023	488,285	137,311	531,274	8,786	1,165,656
DEPRECIATION					
At 1 October 2022	486,811	131,825	503,616	1,678	1,123,930
Charge for the year on owned assets	358	4,702	4,016	879	9,955
At 30 September 2023	487,169	136,527	507,632	2,557	1,133,885
NET BOOK VALUE					
At 30 September 2023	1,116	784	23,642	6,229	31,771
At 30 September 2022	1,474	5,486	25,526	3,520	36,006

5. INVESTMENT PROPERTY

	Freehold investment property £
VALUATION	
At 1 October 2022	14,722,676
AT 30 SEPTEMBER 2023	14,722,676

The 2023 valuations were made by the directors based on professional advice received, on an open market value for existing use basis.

EISHKEN LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2023**

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade debtors	28	34,697
Other debtors	-	103
Prepayments and accrued income	118,512	47,510
	<u>118,540</u>	<u>82,310</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Loan from J. N. Oppenheim	2,336,092	3,658,092
Trade creditors	134,209	64,238
Loan from directors	1,325,250	763,250
Other taxation and social security	13,975	13,336
Other creditors	664	990
Accruals and deferred income	88,400	91,297
	<u>3,898,590</u>	<u>4,591,203</u>

Other creditors include contributions of £664 (2022 - £990) payable to the Company's defined contribution pension scheme at the balance sheet date.

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

	2023	2022
	£	£
Bank loans	<u>8,000,000</u>	<u>6,075,828</u>

Bank loans comprise loans secured on the company's investment property. The loans are repayable 5 years after the drawdown date, being 28 March 2023. Interest is charged at 2.59% above the base rate on the £2m loan and 3.99% above the base rate on the £6m loan. Minimum caps enforced are 3.84% and 5.24% respectively.

EISHKEN LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2023**

9. DEFERRED TAXATION

	2023 £	2022 £
At beginning of year	(1,062,099)	-
Charged to profit or loss	299,628	(1,062,099)
AT END OF YEAR	(762,471)	(1,062,099)

The provision for deferred taxation is made up as follows:

	2023 £	2022 £
Unrealised gains on investment properties	2,253,475	2,253,475
Tax losses carried forward	(1,491,004)	(1,191,376)
	762,471	1,062,099

10. SHARE CAPITAL

	2023 £	2022 £
ALLOTTED, CALLED UP AND FULLY PAID		
20,000 Ordinary shares of £0.01 each	200	200

11. COMMITMENTS UNDER OPERATING LEASES

At 30 September 2023 the Company had future minimum lease payments due under non-cancellable operating leases for each of the following periods:

	2023 £	2022 £
Not later than 1 year	77,500	77,500
Later than 1 year and not later than 5 years	19,375	96,875
	96,875	174,375

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.