

**CAH ESTATES (2) LIMITED**  
**Financial Statements**  
**for the Year Ended 31 May 2018**



**CAH ESTATES (2) LIMITED**  
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**for the year ended 31 May 2018**

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**CAH ESTATES (2) LIMITED**

**Company Information  
for the year ended 31 May 2018**

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**Directors:** E Atkin  
C J Atkin

**Secretaries:** B Gold  
R I Harris

**Registered office:** 16 Rosemont Road  
London  
NW3 6NE

**Registered number:** 05798194 (England and Wales)

**Accountants:** Haines Watts  
Chartered Accountants  
New Derwent House  
69-73 Theobalds Road  
London  
WC1X 8TA

CAH ESTATES (2) LIMITED (REGISTERED NUMBER: 05798194)

Balance Sheet  
31 May 2018

	Notes	£	2018 £	£	2017 £
<b>Fixed assets</b>					
Tangible assets	3		2,063,149		2,067,754
<b>Current assets</b>					
Debtors	4	98,887		100,447	
Cash at bank and in hand		26,606		-	
		125,493		100,447	
<b>Creditors</b>					
Amounts falling due within one year	5	549,499		2,186,339	
<b>Net current liabilities</b>			(424,006)		(2,085,892)
<b>Total assets less current liabilities</b>			1,639,143		(18,138)
<b>Creditors</b>					
Amounts falling due after more than one year	6		50,000		-
<b>Net assets/(liabilities)</b>			1,589,143		(18,138)
<b>Capital and reserves</b>					
Called up share capital	7		2		2
Retained earnings	8		1,589,141		(18,140)
<b>Shareholders' funds</b>			1,589,143		(18,138)

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 May 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 2018 in accordance with Section 476 of the Companies Act 2006.


The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- 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.

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

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 on 20.02.2019 and were signed on its behalf by:

  
E Atkin - Director

The notes form part of these financial statements

## CAH ESTATES (2) LIMITED

### Notes to the Financial Statements for the year ended 31 May 2018

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#### 1. Statutory information

CAH Estates (2) 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.

#### 2. Accounting policies

##### Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

##### Turnover

Turnover represents rents and other property income receivable for the year net of Value Added Tax.

##### Tangible fixed assets and depreciation

Tangible fixed assets other than freehold land are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Plant and machinery	15% straight line
Computer equipment	25% straight line
Fixtures, fittings & equipment	15% straight line

##### Financial instruments policy

Financial assets and financial liabilities are recognised in the balance sheet when the company becomes a party to the contractual provisions of the instrument.

Trade and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the company will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank and bank overdrafts which are an integral part of the company's cash management.

Financial liabilities and equity instruments issued by the company are classified in accordance with the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities. Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs.

##### Going concern

The Company meets its day-to-day working capital requirements through its bank facilities and directors loans. The directors will provide the necessary financial support to enable the Company to continue in operational existence and meet its liabilities as they fall due for the foreseeable future. The directors, therefore have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For these reasons, the directors continue to adopt the going concern basis in preparing the financial statements.

**CAH ESTATES (2) LIMITED**

**Notes to the Financial Statements - continued  
for the year ended 31 May 2018**

**3. Tangible fixed assets**

	Freehold property £	Plant and machinery £	Fixtures and fittings £	Computer equipment £	Totals £
<b>Cost</b>					
At 1 June 2017 and 31 May 2018	2,062,979	24,982	31,121	20,274	2,139,356
<b>Depreciation</b>					
At 1 June 2017	-	22,782	28,546	20,274	71,602
Charge for year	-	2,200	2,405	-	4,605
At 31 May 2018	-	24,982	30,951	20,274	76,207
<b>Net book value</b>					
At 31 May 2018	2,062,979	-	170	-	2,063,149
At 31 May 2017	2,062,979	2,200	2,575	-	2,067,754

**4. Debtors: amounts falling due within one year**

	2018 £	2017 £
Trade debtors	-	420
Amounts owed by group undertakings	85,701	97,415
Other debtors	13,186	2,612
	<u>98,887</u>	<u>100,447</u>

**5. Creditors: amounts falling due within one year**

	2018 £	2017 £
Bank loans and overdrafts	-	159,612
Trade creditors	36,017	-
Amounts owed to group undertakings	-	2,023,957
Taxation and social security	-	182
Other creditors	513,482	2,588
	<u>549,499</u>	<u>2,186,339</u>

**6. Creditors: amounts falling due after more than one year**

	2018 £	2017 £
Other creditors	<u>50,000</u>	<u>-</u>

**7. Called up share capital**

Allotted, issued and fully paid:			2018	2017
Number:	Class:	Nominal value:	£	£
2	Ordinary	£1	<u>2</u>	<u>2</u>

## CAH ESTATES (2) LIMITED

### Notes to the Financial Statements - continued for the year ended 31 May 2018

#### 8. Reserves

	Retained earnings £
At 1 June 2017	(18,140)
Profit for the year	<u>1,607,281</u>
At 31 May 2018	<u><u>1,589,141</u></u>

#### 9. Related party relationships and transactions

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

As at the balance sheet date, included within other creditors is £50,000 (2017: £nil) owed to the director of the company. The loan is unsecured and no interest is accrued on the loan.

As at the balance sheet date, included within other creditors is a balance of £499,893 (2017: £261,654) owed to a company which is controlled by the directors.

As at the balance sheet date, £1,762,265 due to companies controlled by the directors, have been forgiven.

#### 10. Control

The company's parent company is Welbourne Holdings Limited, a company registered in England and Wales.

The ultimate controlling party is E. Atkin.