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**EVERYMAN PROPERTY COMPANY LIMITED**

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**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2018**

**EVERYMAN PROPERTY COMPANY LIMITED**  
**REGISTERED NUMBER:695884**

**BALANCE SHEET**  
**AS AT 31 DECEMBER 2018**

	Note	2018 £	2017 £
<b>Fixed assets</b>			
Tangible assets	4	219,631	219,634
		<u>219,631</u>	<u>219,634</u>
<b>Current assets</b>			
Debtors	5	315	2,371
Cash at bank and in hand	6	147,264	3,858
		<u>147,579</u>	<u>6,229</u>
Creditors: amounts falling due within one year	7	(61,076)	(27,874)
<b>Net current assets/(liabilities)</b>		<u>86,503</u>	<u>(21,645)</u>
<b>Total assets less current liabilities</b>		<u>306,134</u>	<u>197,989</u>
<b>Net assets</b>		<u>306,134</u>	<u>197,989</u>
<b>Capital and reserves</b>			
Called up share capital		113	113
Share premium account		37,000	37,000
Profit and loss account		269,021	160,876
		<u>306,134</u>	<u>197,989</u>

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**BALANCE SHEET (CONTINUED)**  
**AS AT 31 DECEMBER 2018**

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The director considers 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 Companies Act 2006.

The director acknowledges his 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.

The Company has opted not to file the statement of income and retained earnings 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 on 20 September 2019.

**BPD Denyer-Green**

Director

The notes on pages 3 to 6 form part of these financial statements.

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2018

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**1. General information**

The Company is incorporated in England and Wales and is limited by shares. The registered office is located at Yew Tree House, Lewes Road, Forest Row, East Sussex, RH18 5AA.

The company's principal activity continues to be that of property investment.

**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 members have agreed to the preparation of abridged accounts for this accounting period in accordance with Section 444(2A) of the Companies Act 2006.

The following principal accounting policies have been applied:

**2.2 Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue 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 revenue is recognised:

**Rendering of services**

Revenue 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 revenue 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.

**2.3 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.

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2018**

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**2. Accounting policies (continued)****2.3 Tangible fixed assets (continued)**

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:

Fixtures and fittings	-	25%	reducing balance
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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 the Statement of income and retained earnings.

**2.4 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.5 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.

**2.6 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.

**2.7 Financial instruments**

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2018**

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**3. Employees**

The average monthly number of employees, including directors, during the year was 1 (2017 - 1).

**4. Tangible fixed assets**

	Land and buildings £	Fixtures and fittings £	Total £
<b>Cost or valuation</b>			
At 1 January 2018	219,620	9,576	229,196
At 31 December 2018	<u>219,620</u>	<u>9,576</u>	<u>229,196</u>
<b>Depreciation</b>			
At 1 January 2018	-	9,562	9,562
Charge for the year on owned assets	-	3	3
At 31 December 2018	<u>-</u>	<u>9,565</u>	<u>9,565</u>
<b>Net book value</b>			
At 31 December 2018	<u>219,620</u>	<u>11</u>	<u>219,631</u>
<b>At 31 December 2017</b>	<u>219,620</u>	<u>14</u>	<u>219,634</u>

At 31 December 2018 included within the net book value of land and buildings is £219,620 (2017 - £219,620) representing the historic cost of freehold land and buildings of £293,175 less £73,555 received for lease extensions under the Leasehold Reform Housing and Urban Development Act 1993.

**5. Debtors**

	2018 £	2017 £
Trade debtors	-	1,506
Other debtors	315	865
	<u>315</u>	<u>2,371</u>

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2018**

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**6. Cash and cash equivalents**

	2018 £	2017 £
Cash at bank and in hand	147,264	3,858
	<u>147,264</u>	<u>3,858</u>

**7. Creditors: Amounts falling due within one year**

	2018 £	2017 £
Corporation tax	50,116	3,920
Pension fund loan payable	-	1
Other creditors	7,449	21,008
Accruals and deferred income	3,511	2,945
	<u>61,076</u>	<u>27,874</u>

**8. Financial instruments**

	2018 £	2017 £
<b>Financial assets</b>		
Financial assets measured at fair value through profit or loss	<u>147,264</u>	<u>3,858</u>

Financial assets measured at fair value through profit or loss comprise solely of cash.

**9. Transactions with directors**

Included in other creditors due within one year is a loan from the director, Mr BPD Denyer-Green amounting to £(6,349) [2017 - £(19,908)].

**10. Controlling party**

The company was controlled throughout the current and previous period by its director, BPD Denyer-Green, by virtue of the fact that he owns the majority of the company's ordinary issued share capital.





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.