

**Ives Street Developments Limited****Registered number:** 02569755**Balance Sheet****as at 31 December 2018**

	<b>Notes</b>	<b>2018</b>	<b>2017</b>
		<b>£</b>	<b>£</b>
<b>Fixed assets</b>			
Tangible assets	2	9,092,235	9,092,235
<b>Current assets</b>			
Debtors	3	6,115,326	7,938,586
Cash at bank and in hand		1,245,684	487,802
		<u>7,361,010</u>	<u>8,426,388</u>
<b>Creditors: amounts falling due within one year</b>	4	(288,231)	(322,869)
<b>Net current assets</b>		<u>7,072,779</u>	<u>8,103,519</u>
<b>Total assets less current liabilities</b>		<u>16,165,014</u>	<u>17,195,754</u>
<b>Creditors: amounts falling due after more than one year</b>	5	(1,034,780)	(2,634,780)
<b>Net assets</b>		<u>15,130,234</u>	<u>14,560,974</u>
<b>Capital and reserves</b>			
Called up share capital	6	1,855,628	1,855,628
Share premium	7	999,996	999,996
Capital redemption reserve	8	544,376	544,376
Profit and loss account	9	11,730,234	11,160,974
<b>Shareholders' funds</b>		<u>15,130,234</u>	<u>14,560,974</u>

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Act.

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

The accounts have been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

Director

Approved by the board on 20 September 2019

**Ives Street Developments Limited**  
**Notes to the Accounts**  
**for the year ended 31 December 2018**

**1 Accounting policies**

***Basis of preparation***

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard).

***Turnover***

Turnover represents rental income from the investment properties and originates wholly from the United Kingdom.

***Depreciation***

No depreciation has been provided on land and buildings which are not held for consumption but for their investment potential.

**2 Tangible fixed assets**

	<b>Land and buildings £</b>
<b>Cost</b>	
At 1 January 2018	9,092,235
At 31 December 2018	<u>9,092,235</u>
<b>Depreciation</b>	
At 31 December 2018	<u>-</u>
<b>Net book value</b>	
At 31 December 2018	<u>9,092,235</u>
At 31 December 2017	<u>9,092,235</u>

<b>3 Debtors</b>	<b>2018 £</b>	<b>2017 £</b>
Prepayments & accrued income	17,680	6,800
Amounts owed by associated parties	2,573,742	4,345,963
Other debtors	3,523,904	3,585,823
	<u>6,115,326</u>	<u>7,938,586</u>

<b>4 Creditors: amounts falling due within one year</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Bank loans	200,000	200,000
Accruals & deferred income	16,139	92,249
Amounts owed to related parties	-	23,237
Corporation tax	72,092	7,383
	<u>288,231</u>	<u>322,869</u>

<b>5 Creditors: amounts falling due after one year</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Bank loans	<u>1,034,780</u>	<u>2,634,780</u>

<b>6 Share capital</b>	<b>Nominal value</b>	<b>2018 Number</b>	<b>2018 £</b>	<b>2017 £</b>
Allotted, called up and fully paid:				
Ordinary shares	£1 each	1,855,628	<u>1,855,628</u>	<u>1,855,628</u>

<b>7 Share premium</b>	<b>2018 £</b>
At 1 January 2018	999,996
At 31 December 2018	<u>999,996</u>

<b>8 Capital redemption reserve</b>	<b>2018 £</b>
At 1 January 2018	544,376
At 31 December 2018	<u>544,376</u>

<b>9 Profit and loss account</b>	<b>2018 £</b>
At 1 January 2018	11,160,974
Profit for the year	569,260
At 31 December 2018	<u>11,730,234</u>

#### **10 Other information**

Ives Street Developments Limited is a private company limited by shares and registered in England and Wales. Its registered office is:

25 Ives Street

London

SW3 2ND

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