

REGISTERED NUMBER: 02945786 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017
FOR
DECADE PROPERTY INVESTMENTS LIMITED

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FOR THE YEAR ENDED 31 DECEMBER 2017

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DECADE PROPERTY INVESTMENTS LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2017

DIRECTORS:

A M Kawalek
P Broomhead

SECRETARY:

B C McCarthy

REGISTERED OFFICE:

3 Hobbs House
Harrobian Business Village
Bessborough Road
Harrow
Middlesex
HA1 3EX

REGISTERED NUMBER:

02945786 (England and Wales)

ACCOUNTANTS:

The Paris Partnership LLP
Chartered Accountants
Russell House
140 High Street
Edgware
Middlesex
HA8 7LW

STATEMENT OF FINANCIAL POSITION
31 DECEMBER 2017

	Notes	2017 £	2016 £
FIXED ASSETS			
Tangible assets	4	698	872
Investment property	5	<u>800,000</u>	<u>600,000</u>
		<u>800,698</u>	<u>600,872</u>
CURRENT ASSETS			
Debtors	6	2,197,232	3,293
Cash at bank		<u>86,212</u>	<u>50,440</u>
		<u>2,283,444</u>	<u>53,733</u>
CREDITORS			
Amounts falling due within one year	7	<u>(151,259)</u>	<u>(24,353)</u>
NET CURRENT ASSETS		<u>2,132,185</u>	<u>29,380</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		2,932,883	630,252
CREDITORS			
Amounts falling due after more than one year	8	<u>(1,330,518)</u>	-
PROVISIONS FOR LIABILITIES	9	<u>(102,379)</u>	<u>(67,767)</u>
NET ASSETS		<u>1,499,986</u>	<u>562,485</u>
CAPITAL AND RESERVES			
Called up share capital	10	110	110
Share premium	11	19,990	19,990
Capital contribution	11	742,301	-
Fair value reserve	11	338,833	338,833
Retained earnings	11	<u>398,752</u>	<u>203,552</u>
SHAREHOLDERS' FUNDS		<u>1,499,986</u>	<u>562,485</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) 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.
- (b)

STATEMENT OF FINANCIAL POSITION - continued
31 DECEMBER 2017

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 25 September 2018 and were signed on its behalf by:

A M Kawalek - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

1. STATUTORY INFORMATION

Decade Property Investments 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.

The presentation currency of the financial statements is the Pound Sterling (£).

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 as modified by the revaluation of certain assets.

Turnover

Turnover represents net invoiced sales of rent and service charges, excluding value added tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery etc - 20% on reducing balance

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Interest payable

Interest payable is charged to the profit and loss account on an accruals basis.

Basic financial assets

Basic financial assets, which include trade and other debtors and cash and bank balances, are initially measured at transaction price including transaction and where material are subsequently measured at amortised cost using the effective interest method, less any impairment.

Basic financial liabilities

Basic financial liabilities, including trade and other payables and loans from company undertakings that are classified as debt are initially measured at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at the market rate of interest.

Trade creditors are obligations to pay for goods or services that have been acquired that have been acquired in the ordinary course of business from suppliers. Accounts payables are classified as current liabilities if a payment is due within one year or less. If not, they are present as non current liabilities. Short term creditors are initially recognised at transaction price and where material are subsequently measured at amortised cost using the effective interest method.

Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short term liquid investments with original maturities of three months or less.

Taxation

Current tax is recognised for the amounts of income tax payable in respect of the taxable profit for the current or past reporting requirements using the tax rates and laws that have been enacted or substantively enacted by the reporting dates.

Deferred tax is recognised in respect of all timing differences at the reporting date and are presented within the provision for liabilities using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2017

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2016 - NIL).

4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 January 2017	
and 31 December 2017	<u>21,200</u>
DEPRECIATION	
At 1 January 2017	20,328
Charge for year	174
At 31 December 2017	<u>20,502</u>
NET BOOK VALUE	
At 31 December 2017	<u>698</u>
At 31 December 2016	<u>872</u>

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2017	600,000
Revaluations	200,000
At 31 December 2017	<u>800,000</u>
NET BOOK VALUE	
At 31 December 2017	<u>800,000</u>
At 31 December 2016	<u>600,000</u>

If the investment property had not been revalued it would have been included at the following historical cost:

	2017 £	2016 £
Cost	<u>261,167</u>	<u>261,167</u>

The property 3 Hobbs House, Harrow, Middlesex has been valued at open market value basis on 31 December 2017 by the director.

6. DEBTORS

	2017 £	2016 £
Amounts falling due within one year:		
Other debtors	<u>185,378</u>	<u>3,293</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2017

6. DEBTORS - continued

	2017 £	2016 £
Amounts falling due after more than one year:		
Other debtors	<u>2,011,854</u>	<u>-</u>
Aggregate amounts	<u>2,197,232</u>	<u>3,293</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Trade creditors	7,624	129
Taxation and social security	8,916	11,459
Other creditors	<u>134,719</u>	<u>12,765</u>
	<u>151,259</u>	<u>24,353</u>

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

	2017 £	2016 £
Other creditors	<u>1,330,518</u>	<u>-</u>

9. PROVISIONS FOR LIABILITIES

	2017 £	2016 £
Deferred tax	<u>102,379</u>	<u>67,767</u>

10. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2017	2016
Number:	Class:	Nominal value:	£	£
110	Ordinary Shares	£1	<u>110</u>	<u>110</u>

11. RESERVES

	Retained earnings £	Share premium £	Capital contribution £	Fair value reserve £	Totals £
At 1 January 2017	203,552	19,990	-	338,833	562,375
Profit for the year	195,200				195,200
Loan reserve adjustment	-	-	742,301	-	742,301
At 31 December 2017	<u>398,752</u>	<u>19,990</u>	<u>742,301</u>	<u>338,833</u>	<u>1,499,876</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2017

12. RELATED PARTY DISCLOSURES

Jungersol Limited

Parent company

	2017 £	2016 £
Amount due to related party at the balance sheet date	<u>1,452,449</u>	<u>-</u>

CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
DECADE PROPERTY INVESTMENTS LIMITED

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Statement of Financial Position. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Decade Property Investments Limited for the year ended 31 December 2017 which comprise the Income Statement, Statement of Financial Position and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Decade Property Investments Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Decade Property Investments Limited and state those matters that we have agreed to state to the Board of Directors of Decade Property Investments Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Decade Property Investments Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Decade Property Investments Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Decade Property Investments Limited. You consider that Decade Property Investments Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Decade Property Investments Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

The Paris Partnership LLP
Chartered Accountants
Russell House
140 High Street
Edgware
Middlesex
HA8 7LW

25 September 2018

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.