

**REGISTERED NUMBER: 05777677 (England and Wales)**

**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2017**  
**FOR**  
**ROBIN GROVE PROPERTIES LIMITED**

G. George Associates Limited  
Chartered Certified Accountants  
12 Gateway Mews  
Ring Way  
London  
N11 2UT

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 March 2017**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Balance Sheet</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>4</b>

**ROBIN GROVE PROPERTIES LIMITED**

**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 March 2017**

**DIRECTORS:**

Mrs M Tofalides  
A A Tofalides

**REGISTERED OFFICE:**

12 Gateway Mews  
Ring Way  
London  
N11 2UT

**REGISTERED NUMBER:**

05777677 (England and Wales)

**ACCOUNTANTS:**

G. George Associates Limited  
Chartered Certified Accountants  
12 Gateway Mews  
Ring Way  
London  
N11 2UT

**ROBIN GROVE PROPERTIES LIMITED (REGISTERED NUMBER: 05777677)**

**BALANCE SHEET**  
**31 March 2017**

	Notes	31.3.17 £	£	31.3.16 £	£
<b>FIXED ASSETS</b>					
Tangible assets	3		3,548		3,547
Investment property	4		<u>1,210,000</u>		<u>1,210,000</u>
			1,213,548		1,213,547
<b>CURRENT ASSETS</b>					
Debtors	5	9,468		2,081	
Cash at bank		<u>8,814</u>		<u>25,154</u>	
		18,282		27,235	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>78,156</u>		<u>34,334</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(59,874)</u>		<u>(7,099)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			1,153,674		1,206,448
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		(335,797)		(383,797)
<b>PROVISIONS FOR LIABILITIES</b>			<u>(90,054)</u>		<u>(99,277)</u>
<b>NET ASSETS</b>			<u>727,823</u>		<u>723,374</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			200		200
Fair value reserve	9		513,893		504,670
Retained earnings			<u>213,730</u>		<u>218,504</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>727,823</u>		<u>723,374</u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 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)

The notes form part of these financial statements

**BALANCE SHEET - continued**  
**31 March 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 11 July 2017 and were signed on its behalf by:

Mrs M Tofalides - Director

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 March 2017**

**1. STATUTORY INFORMATION**

ROBIN GROVE PROPERTIES 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 as modified by the revaluation of certain assets.

**Turnover**

Turnover represents net invoiced rent receivable, 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.

Fixtures and fittings	- 25% on reducing balance
Computer equipment	- 25% 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.

Deferred taxation is provided on such surplus or deficit at the rate expected to apply when the property is sold.

The fair value profits on investment property is not a realised profit available for distribution. In order to differentiate the non-distributable profits with the distributable profits of the company, any fair value movements on investment property less the deferred tax on such movements is transferred from retained earnings to fair value reserves, which is a non-distributable reserve.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

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

**3. TANGIBLE FIXED ASSETS**

	Fixtures and fittings £	Computer equipment £	Totals £
<b>COST</b>			
At 1 April 2016	12,116	1,460	13,576
Additions	<u>1,184</u>	<u>-</u>	<u>1,184</u>
At 31 March 2017	<u>13,300</u>	<u>1,460</u>	<u>14,760</u>
<b>DEPRECIATION</b>			
At 1 April 2016	9,167	862	10,029
Charge for year	<u>1,033</u>	<u>150</u>	<u>1,183</u>
At 31 March 2017	<u>10,200</u>	<u>1,012</u>	<u>11,212</u>
<b>NET BOOK VALUE</b>			
At 31 March 2017	<u>3,100</u>	<u>448</u>	<u>3,548</u>
At 31 March 2016	<u>2,949</u>	<u>598</u>	<u>3,547</u>

**4. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 April 2016 and 31 March 2017	<u>1,210,000</u>
<b>NET BOOK VALUE</b>	
At 31 March 2017	<u>1,210,000</u>
At 31 March 2016	<u>1,210,000</u>

Cost or valuation at 31 March 2017 is represented by:

	£
Valuation in 2013	80,387
Valuation in 2015	213,560
Valuation in 2016	310,000
Cost	<u>606,053</u>
	<u>1,210,000</u>

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

	31.3.17 £	31.3.16 £
Cost	<u>606,053</u>	<u>606,053</u>

Investment property was valued on an open market basis during the year by Jon Christopher Chartered Surveyors at £1,210,000.

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

**5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.3.17	31.3.16
	£	£
Trade debtors	108	2,081
Other debtors	<u>9,360</u>	<u>-</u>
	<u>9,468</u>	<u>2,081</u>

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.3.17	31.3.16
	£	£
Bank loans and overdrafts	24,000	-
Taxation and social security	2,844	4,621
Other creditors	<u>51,312</u>	<u>29,713</u>
	<u>78,156</u>	<u>34,334</u>

**7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	31.3.17	31.3.16
	£	£
Bank loans	174,000	222,000
Other creditors	<u>161,797</u>	<u>161,797</u>
	<u>335,797</u>	<u>383,797</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Other loans more 5yrs non-inst	<u>161,797</u>	<u>161,797</u>

**8. SECURED DEBTS**

The following secured debts are included within creditors:

	31.3.17	31.3.16
	£	£
Bank loans	<u>198,000</u>	<u>222,000</u>

**9. RESERVES**

	Fair value reserve £
At 1 April 2016	504,670
Fair value movements net of deferred tax trfd from retained earnings	<u>9,223</u>
At 31 March 2017	<u>513,893</u>



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.