

REGISTERED NUMBER: 10629376 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS

FOR THE PERIOD

20 FEBRUARY 2017 TO 28 FEBRUARY 2018

FOR

ESSEX PROPERTY AND INVESTMENTS LTD

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FOR THE PERIOD 20 FEBRUARY 2017 TO 28 FEBRUARY 2018**

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ESSEX PROPERTY AND INVESTMENTS LTD
COMPANY INFORMATION
FOR THE PERIOD 20 FEBRUARY 2017 TO 28 FEBRUARY 2018

DIRECTOR: P D W Foyle

REGISTERED OFFICE: Kingfisher House
11 Hoffmanns Way
Chelmsford
Essex
CM1 1GU

BUSINESS ADDRESS: 11 Hawkhurst Close
Chelmsford
Essex
CM1 2SN

REGISTERED NUMBER: 10629376 (England and Wales)

ACCOUNTANTS: Lucentum Ltd
Kingfisher House
11 Hoffmanns Way
Chelmsford
Essex
CM1 1GU

BALANCE SHEET
28 FEBRUARY 2018

	Notes	£	£
FIXED ASSETS			
Investment property	4		1,863,758
CURRENT ASSETS			
Debtors	5	553	
Cash at bank		<u>1,878</u>	
		2,431	
CREDITORS			
Amounts falling due within one year	6	<u>224,292</u>	
NET CURRENT LIABILITIES			<u>(221,861)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,641,897
CREDITORS			
Amounts falling due after more than one year	7		<u>1,567,231</u>
NET ASSETS			<u>74,666</u>
CAPITAL AND RESERVES			
Called up share capital	10		1,000
Retained earnings			<u>73,666</u>
SHAREHOLDERS' FUNDS			<u>74,666</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 28 February 2018.

The members have not required the company to obtain an audit of its financial statements for the period ended 28 February 2018 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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 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 director on 25 September 2018 and were signed by:

P D W Foyle - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 20 FEBRUARY 2017 TO 28 FEBRUARY 2018**

1. STATUTORY INFORMATION

Essex Property and Investments Ltd 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. STATEMENT OF COMPLIANCE

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

Monetary amounts in these financial statements are rounded to the nearest £.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Turnover is measured when the amount of revenue can be measured reliably, when it is probable that future economic benefits will flow to the entity and when specific criteria have been met.

Turnover represents amounts receivable for the provision of the company's principal activity. Revenue is recognised over the period the rental relates to.

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.

Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments like loans and other accounts receivable and payable are initially measured at present value of the future payments and subsequently at amortised cost using the effective interest method; Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received.

Taxation

Taxation for the period 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.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 20 FEBRUARY 2017 TO 28 FEBRUARY 2018

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 20 February 2017 and 28 February 2018	<u>1,863,758</u>
NET BOOK VALUE	
At 28 February 2018	<u>1,863,758</u>
At 19 February 2017	<u>1,863,758</u>

The directors believe that the fair value of the investment property as at 28 February 2018 not to be materially different to the cost.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Directors' current accounts	<u>553</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Bank loans and overdrafts (see note 8)	66,381
Trade creditors	780
Tax	18,521
VAT	7,203
Other creditors	120,779
Accrued expenses	<u>10,628</u>
	<u>224,292</u>

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

	£
Bank loans (see note 8)	<u>1,567,231</u>

8. LOANS

An analysis of the maturity of loans is given below:

	£
Amounts falling due within one year or on demand:	
Bank loans	<u>66,381</u>
Amounts falling due between one and two years:	
Bank loans - 1-2 years	<u>66,307</u>
Amounts falling due between two and five years:	
Bank loans - 2-5 years	<u>1,500,924</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 20 FEBRUARY 2017 TO 28 FEBRUARY 2018

9. SECURED DEBTS

The following secured debts are included within creditors:

Bank loans	£ <u>1,633,612</u>
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A fixed charge with a negative pledge is secured over the property 46 Stepfield Road,

10. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	£
1,000	Ordinary	£1	<u>1,000</u>

1,000 Ordinary shares of £1 each were allotted and fully paid for cash at par during the period.

11. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to a director subsisted during the period ended 28 February 2018:

P D W Foyle	£
Balance outstanding at start of period	-
Amounts advanced	553
Amounts repaid	-
Amounts written off	-
Amounts waived	-
Balance outstanding at end of period	<u>553</u>

12. RELATED PARTY DISCLOSURES

Other related parties

	28.2.18	
	£	
Sales to a related party		128,333
Net amount due to related party		<u>120,779</u>

The amounts shown above concern transactions with another company in which Mr P Foyle is a director with a controlling interest.

13. ULTIMATE CONTROLLING PARTY

The ultimate controlling party is P D W Foyle.

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.