

**REGISTERED NUMBER: 02794964 (England and Wales)**

**ABBREVIATED UNAUDITED ACCOUNTS**

**FOR THE YEAR ENDED 30 JUNE 2016**

**FOR**

**RITZ PROPERTIES LIMITED**

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FOR THE YEAR ENDED 30 JUNE 2016**

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**RITZ PROPERTIES LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 30 JUNE 2016**

**DIRECTORS:** D Schreiber  
J Schreiber

**SECRETARY:** Mrs R Niederman

**REGISTERED OFFICE:** 147 Stamford Hill  
London  
N16 5LG

**REGISTERED NUMBER:** 02794964 (England and Wales)

**ACCOUNTANTS:** Venitt and Greaves  
Chartered Accountants  
115 Craven Park Road  
South Tottenham  
London  
N15 6BL

**ABBREVIATED BALANCE SHEET  
30 JUNE 2016**

	Notes	30.6.16 £	£	30.6.15 £	£
<b>FIXED ASSETS</b>					
Tangible assets	2		6,954		6,918
Investment property	3		<u>5,589,268</u>		<u>5,589,268</u>
			5,596,222		5,596,186
<b>CURRENT ASSETS</b>					
Debtors		2,466,701		944,217	
Cash at bank		<u>2,038</u>		<u>22,065</u>	
		2,468,739		966,282	
<b>CREDITORS</b>					
Amounts falling due within one year		<u>2,275,257</u>		<u>2,235,055</u>	
<b>NET CURRENT ASSETS/(LIABILITIES)</b>			<u>193,482</u>		<u>(1,268,773)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			5,789,704		4,327,413
<b>CREDITORS</b>					
Amounts falling due after more than one year	4		<u>3,212,898</u>		<u>1,741,111</u>
<b>NET ASSETS</b>			<u>2,576,806</u>		<u>2,586,302</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	5		2		2
Revaluation reserve			2,243,907		2,243,907
Profit and loss account			<u>332,897</u>		<u>342,393</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>2,576,806</u>		<u>2,586,302</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2016 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)

**RITZ PROPERTIES LIMITED (REGISTERED NUMBER: 02794964)**

**ABBREVIATED BALANCE SHEET - continued**  
**30 JUNE 2016**

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 27 March 2017 and were signed on its behalf by:

J Schreiber - Director

The notes form part of these abbreviated accounts

**NOTES TO THE ABBREVIATED ACCOUNTS  
FOR THE YEAR ENDED 30 JUNE 2016**

**1. ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

**Turnover**

Turnover represents net rent receivable, excluding value added tax.

**Depreciation**

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

Fixtures and fittings - 15% on reducing balance

In accordance with Statement of Standard Accounting Practice No 19, no depreciation or amortisation is provided in respect of freehold investment properties nor on leasehold investment properties having an unexpired term of more than twenty years. This departure from the requirements of the Companies Act 2006, for all properties to be depreciated, is necessary, as the director considers that this accounting policy results in the financial statements giving true and fair view.

**Investment properties**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

Investment properties are included in the balance sheet at Directors' valuation.

**2. TANGIBLE FIXED ASSETS**

	Total £
<b>COST</b>	
At 1 July 2015	32,281
Additions	1,264
At 30 June 2016	<u>33,545</u>
<b>DEPRECIATION</b>	
At 1 July 2015	25,363
Charge for year	1,228
At 30 June 2016	<u>26,591</u>
<b>NET BOOK VALUE</b>	
At 30 June 2016	<u>6,954</u>
At 30 June 2015	<u>6,918</u>

The company's investment property was revalued in June 2009 by the Director.

**NOTES TO THE ABBREVIATED ACCOUNTS - continued  
FOR THE YEAR ENDED 30 JUNE 2016**

**3. INVESTMENT PROPERTY**

	Total £
<b>COST</b>	
At 1 July 2015	
and 30 June 2016	<u>5,589,268</u>
<b>NET BOOK VALUE</b>	
At 30 June 2016	<u>5,589,268</u>
At 30 June 2015	<u><u>5,589,268</u></u>

**4. CREDITORS**

Creditors include the following debts falling due in more than five years:

	30.6.16	30.6.15
	£	£
Repayable by instalments	<u>3,212,898</u>	<u>1,741,111</u>

**5. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	30.6.16	30.6.15
			£	£
2	Ordinary Shares	£1	<u>2</u>	<u>2</u>

**6. ULTIMATE CONTROLLING PARTY**

The company is controlled by Mr D Schreiber who is a director of this company.

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.