

REGISTERED NUMBER: 07132360 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2018
FOR
OAKSIDE ESTATES LTD**

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FOR THE YEAR ENDED 31 JANUARY 2018**

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OAKSIDE ESTATES LTD
COMPANY INFORMATION
FOR THE YEAR ENDED 31 JANUARY 2018

DIRECTOR:	Mr J J Devereux
REGISTERED OFFICE:	Solar House 282 Chase Road London N14 6NZ
REGISTERED NUMBER:	07132360 (England and Wales)
ACCOUNTANTS:	Freemans Partnership LLP Chartered Certified Accountants Solar House 282 Chase Road London N14 6NZ

BALANCE SHEET
31 JANUARY 2018

	Notes	31.1.18 £	£	31.1.17 £	£
FIXED ASSETS					
Investment property	4		3,150,000		1,122,000
CURRENT ASSETS					
Stocks	5	-		40,000	
Cash at bank		23,726		529,293	
		<u>23,726</u>		<u>569,293</u>	
CREDITORS					
Amounts falling due within one year	6	262,799		537,656	
NET CURRENT (LIABILITIES)/ASSETS			<u>(239,073)</u>		<u>31,637</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			2,910,927		1,153,637
CREDITORS					
Amounts falling due after more than one year	7		(636,000)		(687,000)
PROVISIONS FOR LIABILITIES	8		<u>(257,526)</u>		<u>-</u>
NET ASSETS			<u>2,017,401</u>		<u>466,637</u>
CAPITAL AND RESERVES					
Called up share capital	9		8		8
Retained earnings	10		<u>2,017,393</u>		<u>466,629</u>
SHAREHOLDERS' FUNDS			<u>2,017,401</u>		<u>466,637</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2018.

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

BALANCE SHEET - continued
31 JANUARY 2018

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 Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the director on 6 June 2018 and were signed by:

Mr J J Devereux - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2018

1. **STATUTORY INFORMATION**

Oakside Estates 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.

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

Turnover represents net sale proceeds of properties.

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.

Stocks - works in progress

Work in progress (WIP) is stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis. Costs include include labour and attributable overheads.

At each reporting date, WIP is assessed for impairment. If an impairment is identified, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

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.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2017 - 1).

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2018

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 February 2017	1,122,000
Additions	234,476
Revaluations	1,753,524
Reclassification/transfer	<u>40,000</u>
At 31 January 2018	<u>3,150,000</u>
NET BOOK VALUE	
At 31 January 2018	<u>3,150,000</u>
At 31 January 2017	<u><u>1,122,000</u></u>

Fair value at 31 January 2018 is represented by:

	£
Valuation in 2018	1,753,524
Cost	<u>1,396,476</u>
	<u><u>3,150,000</u></u>

5. STOCKS

	31.1.18 £	31.1.17 £
Work-in-progress	<u>-</u>	<u>40,000</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.1.18 £	31.1.17 £
Tax	12,987	6,277
Directors' current accounts	245,012	526,579
Accrued expenses	<u>4,800</u>	<u>4,800</u>
	<u>262,799</u>	<u>537,656</u>

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

	31.1.18 £	31.1.17 £
Bank loans more 5 yrs non-inst	<u>636,000</u>	<u>687,000</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>636,000</u>	<u>687,000</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2018

8. PROVISIONS FOR LIABILITIES

	31.1.18	31.1.17
	£	£
Deferred tax	<u>257,526</u>	<u>-</u>
		Deferred tax
		£
Provided during year		<u>257,526</u>
Balance at 31 January 2018		<u>257,526</u>

9. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			31.1.18	31.1.17
Number:	Class:	Nominal value:	£	£
2	Ordinary shares	£1	<u>8</u>	<u>8</u>

10. RESERVES

	£
Distributable reserves	521,395
Non-distributable reserves	<u>1,495,998</u>
At 31 January 2018	<u>2,017,393</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.