

REGISTERED NUMBER: 08495735 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2021
FOR
ELLIOT HOUSE APARTMENTS LIMITED

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FOR THE YEAR ENDED 30 APRIL 2021**

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ELLIOT HOUSE APARTMENTS LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 30 APRIL 2021**

DIRECTORS:

Mr G Artimadis
Miss G Ktori

REGISTERED OFFICE:

Solar House
282 Chase Road
London
N14 6NZ

REGISTERED NUMBER:

08495735 (England and Wales)

ACCOUNTANTS:

Freemans Partnership LLP
Chartered Certified Accountants
Solar House
282 Chase Road
London
N14 6NZ

BALANCE SHEET
30 APRIL 2021

	Notes	30.4.21 £	£	30.4.20 £	£
FIXED ASSETS					
Tangible assets	4		310,500		310,500
Investment property	5		82,026		<u>82,026</u>
			392,526		<u>392,526</u>
CURRENT ASSETS					
Debtors	6	25,647		46,745	
Cash at bank and in hand		61,103		<u>9,137</u>	
		86,750		55,882	
CREDITORS					
Amounts falling due within one year	7	44,464		<u>37,350</u>	
NET CURRENT ASSETS			42,286		<u>18,532</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			434,812		411,058
CREDITORS					
Amounts falling due after more than one year	8		(380,396)		(370,761)
PROVISIONS FOR LIABILITIES	10		(1,748)		<u>(1,748)</u>
NET ASSETS			52,668		<u>38,549</u>
CAPITAL AND RESERVES					
Called up share capital	11		100		100
Fair value reserve	12		24,685		24,685
Retained earnings			27,883		<u>13,764</u>
SHAREHOLDERS' FUNDS			52,668		<u>38,549</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 April 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 April 2021 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
- (b) 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.

BALANCE SHEET - continued
30 APRIL 2021

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

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 Board of Directors and authorised for issue on 17 February 2022 and were signed on its behalf by:

Miss G Ktori - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2021

1. **STATUTORY INFORMATION**

Elliot House Apartments 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 Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" 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 rents received or receivable. The company is not registered for value added tax purposes.

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.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Statement of Income and Retained Earnings, 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.

Government grants

Government grants represent income received in the form of the first year of interest for the company on the Bounce Back Loan (BBL) it received during the year.

The grants are recognised on the accruals basis in the same period as the expenditure that it is expected to compensate for.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2020 - 2) .

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 APRIL 2021

4. TANGIBLE FIXED ASSETS

COST OR VALUATION

At 1 May 2020
and 30 April 2021

NET BOOK VALUE

At 30 April 2021

At 30 April 2020

**Freehold
Property
£**

310,500

310,500

310,500

Cost or valuation at 30 April 2021 is represented by:

Valuation in 2017
Cost

**Freehold
Property
£**

26,433

284,067

310,500

5. INVESTMENT PROPERTY

FAIR VALUE

At 1 May 2020
and 30 April 2021

NET BOOK VALUE

At 30 April 2021

At 30 April 2020

**Total
£**

82,026

82,026

82,026

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Other debtors
Amount due from related company
Prepayments

30.4.21

£

10,000

15,000

647

25,647

30.4.20

£

30,000

15,000

1,745

46,745

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 APRIL 2021

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.4.21	30.4.20
	£	£
Bank loans and overdrafts	19,224	19,224
Trade creditors	4,376	5,136
Tax	9,318	5,711
Tenants deposits	3,750	3,750
Directors' current accounts	3,772	257
Deferred income	2,225	2,225
Accrued expenses	1,799	1,047
	<u>44,464</u>	<u>37,350</u>

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

	30.4.21	30.4.20
	£	£
Bank loans - 1-2 years	38,448	38,448
Bank loans more 5 yr by instal	<u>341,948</u>	<u>332,313</u>
	<u>380,396</u>	<u>370,761</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	<u>341,948</u>	<u>332,313</u>

9. SECURED DEBTS

The following secured debts are included within creditors:

	30.4.21	30.4.20
	£	£
Bank loans	<u>399,620</u>	<u>389,985</u>

The loans are secured by a first legal charge over the freehold and investment properties of the company.

10. PROVISIONS FOR LIABILITIES

	30.4.21	30.4.20
	£	£
Deferred tax	<u>1,748</u>	<u>1,748</u>

Deferred
tax

	£
Balance at 1 May 2020	<u>1,748</u>
Balance at 30 April 2021	<u>1,748</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 APRIL 2021

11. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	30.4.21	30.4.20
			£	£
100	Ordinary Shares	£1	<u>100</u>	<u>100</u>

12. RESERVES

				Fair value reserve £
At 1 May 2020				
and 30 April 2021				<u>24,685</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.