REGISTERED NUMBER: 03669934 (England and Wales)

Unaudited Financial Statements

for the Year Ended 31 October 2017

for

Landasko Property Services Limited

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Landasko Property Services Limited

Company Information
for the Year Ended 31 October 2017

DIRECTORS:	H E Stojak Mrs D L Stojak
SECRETARY:	H E Stojak
REGISTERED OFFICE:	The Mills Canal Street Derby DE1 2RJ
REGISTERED NUMBER:	03669934 (England and Wales)
ACCOUNTANTS:	Bates Weston LLP Chartered Accountants The Mills Canal Street Derby DE1 2RJ

Balance Sheet
31 October 2017

	Notes	2017 £	£	2016 £	£
FIXED ASSETS					
Tangible assets	4		5,083		9,151
Investments	5		100		100
Investment property	6		2,765,380		2,765,380
			2,770,563		2,774,631
CURRENT ASSETS					
Debtors	7	32,519		128	
Cash at bank		27,599		31,206	
		60,118		31,334	
CREDITORS					
Amounts falling due within one year	8	1,407,951		1,595,631	
NET CURRENT LIABILITIES			(1,347,833)		(1,564,297)
TOTAL ASSETS LESS CURRENT LIABILITIES			1,422,730		1,210,334
CREDITORS					
Amounts falling due after more than one year	9		688,742		721,717
NET ASSETS			733,988		488,617
CAPITAL AND RESERVES					
Called up share capital			200		200
Fair value reserve	11		331,817		331,817
Retained earnings			401,971		156,600
SHAREHOLDERS' FUNDS			733,988		488,617

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

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

(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.

The notes form part of these financial statements

continued...

Balance Sheet - continued
31 October 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 Profit and Loss Account has not been delivered.

The financial statements were approved by the Board of Directors on 20 July 2018 and were signed on its behalf by:

H E Stojak - Director

Notes to the Financial Statements for the Year Ended 31 October 2017

1. STATUTORY INFORMATION

Landasko Property Services 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 invoiced fees and rents receivable from properties and is recognised within the period to which they relate.

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
Motor vehicles	- 25% on reducing balance
Computer equipment	- 33% on cost

Investment property
Investment property is not depreciated but is revalued annually at its fair value, 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". Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Pension costs and other post-retirement benefits
The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

Fixed asset investments
Fixed asset investments are stated at cost less any permanent diminution in value.

Group accounts
In accordance with the exemptions given by the Companies Act 2006, the company has not produced group financial statements because it heads a small group.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 5 (2016 - 5) .

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4. TANGIBLE FIXED ASSETS

	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
COST				
At 1 November 2016	211,726	5,800	69,212	286,738
Disposals	-	(3,200)	-	(3,200)
At 31 October 2017	211,726	2,600	69,212	283,538
DEPRECIATION				
At 1 November 2016	205,565	4,171	67,851	277,587
Charge for year	1,540	155	1,361	3,056
Eliminated on disposal	-	(2,188)	-	(2,188)
At 31 October 2017	207,105	2,138	69,212	278,455
NET BOOK VALUE				
At 31 October 2017	4,621	462	-	5,083
At 31 October 2016	6,161	1,629	1,361	9,151

5. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
COST	
At 1 November 2016 and 31 October 2017	100
NET BOOK VALUE	
At 31 October 2017	100
At 31 October 2016	100

The company's investments at the Balance Sheet date in the share capital of companies include the following:

JOSKAT Limited
Registered office: The Mills, Canal Street, Derby, DE1 2RJ
Nature of business: owning and renting out property

Class of shares:	% holding
Ordinary	100.00

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6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 November 2016 and 31 October 2017	2,765,380
NET BOOK VALUE	
At 31 October 2017	2,765,380
At 31 October 2016	2,765,380

Fair value at 31 October 2017 is represented by:

	£
Valuation in 2017	2,765,380

If the investment properties had not been revalued they would have been included at the following historical cost:

	2017 £	2016 £
Cost	2,433,563	2,433,563
Aggregate depreciation	(199,918)	(151,247)

The investment properties were valued on a fair value basis on 31 October 2017 by the directors .

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Other debtors	30,349	128
Prepayments	2,170	-
	32,519	128

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Bank loans and overdrafts	31,038	29,944
Social security and other taxes	639	626
JOSKAT Limited	-	72,012
Directors' current account	1,370,557	1,487,079
Accruals and deferred income	5,717	5,970
	1,407,951	1,595,631

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

	2017	2016
	£	£
Bank loans - 1-2 years	32,104	30,972
Bank loans - 2-5 years	103,076	99,442
Bank loans more than 5 years	553,562	591,303
	688,742	721,717

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more than 5 years	553,562	591,303

10. SECURED DEBTS

The following secured debts are included within creditors:

	2017	2016
	£	£
Bank loans	719,780	751,661

The bank loans are secured by way of legal charges on the investment properties owned within the company.

11. RESERVES

	Fair value reserve
	£
At 1 November 2016 and 31 October 2017	331,817

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.