Company registration number: 05015821

Eastbury Road Limited

Unaudited filleted financial statements

31 January 2018

Eastbury Road Limited

Contents

Directors and other information

Statement of financial position

Statement of changes in equity

Notes to the financial statements

Eastbury Road Limited

Directors and other information

Directors	Dr Kuldhir Kaur Johal Dr Timothy Michael Burford Dr Mario Di Monaco
Secretary	Kuldhir Kaur Johal
Company number	05015821
Registered office	Baring Cottage 53 Camp Road Gerrards Cross Buckinghamshire SL9 7PG
Accountants	Nagle James Associates Ltd Amba House, 4th Floor, Kings Suite 15 College Road Harrow HA1 1BA

Eastbury Road Limited

Statement of financial position

31 January 2018

	Note	2018 £	£	2017 £	£
Fixed assets					
Tangible assets	**4**	35,739		1,663,784	
Investments	**5**	3,417,274		417,274	
			3,453,013		2,081,058
Current assets					
Debtors	**6**	1,453,503		1,441,510	
Cash at bank and in hand		29,598		32,923	
		1,483,101		1,474,433	
Creditors: amounts falling due within one year	**7**	(266,878)		(293,039)	
Net current assets			1,216,223		1,181,394
Total assets less current liabilities			4,669,236		3,262,452
Creditors: amounts falling due after more than one year	**8**		(2,708,504)		(2,654,564)
Provisions for liabilities			(267,656)		(8,467)
Net assets			1,693,076		599,421
Capital and reserves					
Called up share capital	**9**		3		3
Fair value reserve	**10**		1,326,277		-
Profit and loss account	**10**		366,796		599,418
Shareholders funds			1,693,076		599,421

For the year ending 31 January 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;

- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the statement of comprehensive income has not been delivered.

These financial statements were approved by the board of directors and authorised for issue on 05 October 2018 , and are signed on behalf of the board by:

Dr Kuldhir Kaur Johal

Director

Company registration number: 05015821

Eastbury Road Limited

Statement of changes in equity

Year ended 31 January 2018

	Called up share capital	Fair value reserve	Profit and loss account	**Total**
	£	£	£	**£**
At 1 February 2016	3	-	531,195	531,198
Profit for the year			68,223	68,223
Total comprehensive income for the year	-	-	68,223	68,223
At 31 January 2017 and 1 February 2017	3	-	599,418	599,421
Profit for the year			1,234,110	1,234,110
Other comprehensive income for the year:				
Non distributable profit	-	1,326,277	(1,326,277)	-
Total comprehensive income for the year	-	1,326,277	(92,167)	1,234,110
Dividends paid and payable			(140,455)	(140,455)
Total investments by and distributions to owners	-	-	(140,455)	(140,455)
At 31 January 2018	3	1,326,277	366,796	1,693,076

Eastbury Road Limited

Notes to the financial statements

Year ended 31 January 2018

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is Eastbury Road Limited, Baring Cottage, 53 Camp Road, Gerrards Cross, Buckinghamshire, SL9 7PG.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively. Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Tangible assets

tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated

depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	- 50 years
Fittings fixtures and equipment	- 20% reducing balance

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Fixed asset investments

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses. Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date. When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense. Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

4. Tangible assets

	Freehold and leasehold properties	Fixtures, fittings and equipment	**Total**
	£	£	**£**
Cost			
At 1 February 2017	1,673,723	217,424	1,891,147
Additions	-	2,340	2,340
Transfers	(1,673,723)	-	(1,673,723)
At 31 January 2018	-	219,764	219,764
Depreciation			
At 1 February 2017	52,273	175,090	227,363
Charge for the year	-	8,935	8,935
Transfers	(52,273)	-	(52,273)
At 31 January 2018	-	184,025	184,025
Carrying amount			
At 31 January 2018	-	35,739	35,739
At 31 January 2017	1,621,450	42,334	1,663,784

The freehold property has been reclassified during the year and transferred to Investment properties at cost less depreciation.

5. Investments

	Shares in group undertakings and participating interests	Other investments other than loans	**Total**
	£	£	**£**
Cost or valuation			
At 1 February 2017	417,274	-	417,274
Revaluations	-	1,378,550	1,378,550
Transfers	-	1,621,450	1,621,450
At 31 January 2018	417,274	3,000,000	3,417,274
Impairment			
At 1 February 2017 and 31 January 2018	-	-	-
Carrying amount			
At 31 January 2018	417,274	3,000,000	3,417,274
At 31 January 2017	417,274	-	417,274

The investment properties have been valuded by the directors as at 31 January 2018. The historic cost of investments at the end of the year amonted to £2,090,937.

Holdings of 20% or more

	Registered office	Class of share	Percentage of shares held
Subsidiary undertakings			
AAK Properties Limited	United Kingdom	Ordinary Shares	100%

6. Debtors

	2018	2017
	£	£
Trade debtors	-	10,598
Amounts owed by group undertakings and undertakings in which the company has a participating interest	6,674	6,674
Other debtors	1,446,829	1,424,238
	1,453,503	1,441,510

Other debtors includes advances made to Directors amounting to £1,155,230. The outstanding balance is repayable on demand and interest at the official rate has been charged.

7. Creditors: amounts falling due within one year

	2018	2017
	£	£
Bank loans and overdrafts	228,915	195,363
Trade creditors	-	62,479
Corporation tax	28,473	27,097
Other creditors	9,490	8,100
	266,878	293,039

8. Creditors: amounts falling due after more than one year

	2018	2017
	£	£
Bank loans and overdrafts	2,708,504	2,654,564

The bank loan is secured by fixed and floating charges over all property and assets of the company.

9. Called up share capital

Issued, called up and fully paid

	2018		2017	
	No	£	No	£
Ordinary shares shares of £ 0.01 each (2017: £ 1.00)	300	3	3	3

10. Reserves

Called-up share capital - represents the nominal value of shares that have been issued.Profit and loss account - includes all current and prior period retained profits and losses.

11. Directors advances, credits and guarantees

During the year the directors entered into the following advances and credits with the company:

2018

	Balance brought forward	Advances /(credits) to the directors	Amounts repaid	Balance o/standing
	£	£	£	£
Dr Kuldhir Kaur Johal	463,241	(72,840)	-	390,401
Dr Timothy Michael Burford	488,697	(123,757)	-	364,940
Dr Mario Di Monaco	463,241	(63,352)	-	399,889
	1,415,179	(259,949)	-	1,155,230

2017

	Balance brought forward	Advances /(credits) to the directors	Amounts repaid	Balance o/standing
	£	£	£	£
Dr Kuldhir Kaur Johal	-	463,241	-	463,241
Dr Timothy Michael Burford	(215)	488,977	(65)	488,697
Dr Mario Di Monaco	-	463,241	-	463,241
	(215)	1,415,459	(65)	1,415,179

12. Related party transactions

During the year the company had financial transactions with parties related to the company by virtue of common shareholding. Transactions with related parties were as under:1. TKM Management LimitedDuring the year there was a payment of £2000 made on behalf of TKM Management Limited and the balance receivable at the year end was £1,339 (2017: £3,339)2. AAK properties LtdThe company had no financial transactions during the year and the balance receivable at the year end was £6,674 (2017: £6,674)

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.