

REGISTERED NUMBER: 07092621 (England and Wales)

**Unaudited Financial Statements
for the Year Ended 31 December 2016
for
R2 Developments Limited**

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for the year ended 31 December 2016**

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R2 Developments Limited
Company Information
for the year ended 31 December 2016

DIRECTORS:

R W H Wilson
R E C Wilson
D W Wilson
C V Mcleod

SECRETARY:

D E Norman

REGISTERED OFFICE:

4-8 Kilwardby Street
Ashby de la Zouch
Leicestershire
LE65 2FU

REGISTERED NUMBER:

07092621 (England and Wales)

ACCOUNTANTS:

Clayton & Brewill
Chartered Accountants
Cawley House
149-155 Canal Street
Nottingham
Nottinghamshire
NG1 7HR

R2 Developments Limited (Registered number: 07092621)**Abridged Balance Sheet
31 December 2016**

	Notes	2016 £	£	2015 £	£
FIXED ASSETS					
Investments	3		1,057,788		1,041,444
CURRENT ASSETS					
Stocks		1,234,309		513,744	
Debtors		104,821		60,091	
Cash at bank		<u>2,147,967</u>		<u>2,094,592</u>	
		3,487,097		2,668,427	
CREDITORS					
Amounts falling due within one year		<u>1,200,753</u>		<u>214,080</u>	
NET CURRENT ASSETS			<u>2,286,344</u>		<u>2,454,347</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>3,344,132</u>		<u>3,495,791</u>
CAPITAL AND RESERVES					
Called up share capital	4		3,100,100		3,100,100
Retained earnings			<u>244,032</u>		<u>395,691</u>
SHAREHOLDERS' FUNDS			<u>3,344,132</u>		<u>3,495,791</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2016.

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

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.

All the members have consented to the preparation of an abridged Income Statement and an abridged Balance Sheet for the year ended 31 December 2016 in accordance with Section 444(2A) of the Companies Act 2006.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 6 June 2017 and were signed on its behalf by:

D W Wilson - Director

R2 Developments Limited (Registered number: 07092621)

**Notes to the Financial Statements
for the year ended 31 December 2016**

1. STATUTORY INFORMATION

R2 Developments 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.

This is the first year that the company has presented its financial statements under Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

The last financial statements, for the year ended 31 December 2015, were prepared under previous UK GAAP. The transition date to FRS 102 is therefore 1 January 2015.

No accounting policies were required to be changed in order to comply with the new standard.

Turnover

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

Stocks

Development property stock and work in progress is stated at the lower of cost and net realisable value.

Cost includes land acquisitions, and all direct building, planning, development and legal expenditure incurred in bringing the stocks to their present location and condition.

3. FIXED ASSET INVESTMENTS

Information on investments other than loans is as follows:

COST

At 1 January 2016
and 31 December 2016

NET BOOK VALUE

At 31 December 2016
At 31 December 2015

Information on loans is as follows:

	Totals £
At 1 January 2016	10
At 31 December 2016	10
At 31 December 2015	10
Information on loans is as follows:	
	Totals £
At 1 January 2016	1,041,434
Additions	21,700
Disposals	(5,356)
At 31 December 2016	1,057,778

**Notes to the Financial Statements - continued
for the year ended 31 December 2016**

4. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2016 £	2015 £
50	Ordinary A	1	50	50
3,100,050	Ordinary B	1	<u>3,100,050</u>	<u>3,100,050</u>
			<u>3,100,100</u>	<u>3,100,100</u>

5. POST BALANCE SHEET EVENTS

On 26th April 2017, the Company issued 1,000,000 (One Million) Redeemable Preference Shares by way of a rights issue on the basis of 20,000 (Twenty Thousand) Redeemable Preference Shares for every one Ordinary A share held at a subscription price payable in full and in cash on completion of £1 per share.

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.