REGISTERED NUMBER: 08358613 (England and Wales)

Financial Statements for the Year Ended 29 August 2018

for

Actually Property Limited

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for the Year Ended 29 August 2018

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Actually Property Limited

Company Information
for the Year Ended 29 August 2018

DIRECTOR:	T Lynch
REGISTERED OFFICE:	116 Duke Street Liverpool Merseyside L1 5JW
REGISTERED NUMBER:	08358613 (England and Wales)
ACCOUNTANTS:	Cobham Murphy 116 Duke Street Liverpool Merseyside L1 5JW

Balance Sheet
29 August 2018

	Notes	29.8.18 £	£	29.8.17 £	£
FIXED ASSETS					
Tangible assets	4		7,613		5,044
Investments	5		3,800,000		2,850,000
Investment property	6		863,803		863,803
			4,671,416		3,718,847
CURRENT ASSETS					
Stocks		115,661		-	
Debtors	7	197,932		259,331	
Cash at bank		201		6,868	
		313,794		266,199	
CREDITORS					
Amounts falling due within one year	8	134,092		282,243	
NET CURRENT ASSETS/(LIABILITIES)			179,702		(16,044)
TOTAL ASSETS LESS CURRENT LIABILITIES			4,851,118		3,702,803
CREDITORS					
Amounts falling due after more than one year	9		(348,579)		(345,896)
PROVISIONS FOR LIABILITIES			(181,844)		(162,449)
NET ASSETS			4,320,695		3,194,458
CAPITAL AND RESERVES					
Called up share capital			150		150
Fair value reserve	11		2,205,012		2,205,012
Retained earnings			2,115,533		989,296
SHAREHOLDERS' FUNDS			4,320,695		3,194,458

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 29 August 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 29 August 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

(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
29 August 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 Income Statement has not been delivered.

The financial statements were approved by the director on 29 May 2019 and were signed by:

T Lynch - Director

The notes form part of these financial statements

Notes to the Financial Statements for the Year Ended 29 August 2018

1. STATUTORY INFORMATION

Actually Property 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.

The presentation currency of the financial statements is the Pound Sterling (£).

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.

Significant judgements and estimates
There are no judgements (apart from those involving estimates) that have had a significant effect on amounts recognised in the financial statements.

Turnover
Turnover is measured at the fair value of the consideration received or receivable on property investment, excluding discounts, rebates, value added tax and other sales taxes. Turnover is recognised as the rents become due.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Investments in subsidiaries
Investments in subsidiary undertakings are recognised at cost.

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
Work in progress is valued at the lower of cost and net realisable value.

Cost is calculated using the first-in, first-out method and includes all purchase, transport, and handling costs in bringing stocks to their present location and condition.

Financial instruments
Other loans are initially measured at the present value of future payments, discounted at a market rate of interest, and subsequently at amortised cost using the effective interest method.

Directors loans and intercompany loans (being repayable on demand), trade debtors and trade creditors are measured at the undiscounted amount of the cash or other consideration expected to be paid or received.

Financial assets that are measured at amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in profit and loss.

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2. **ACCOUNTING POLICIES - continued**

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.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

3. **EMPLOYEES AND DIRECTORS**

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

4. **TANGIBLE FIXED ASSETS**

	Plant and machinery etc £
COST	
At 30 August 2017	7,929
Additions	5,238
At 29 August 2018	13,167
DEPRECIATION	
At 30 August 2017	2,885
Charge for year	2,669
At 29 August 2018	5,554
NET BOOK VALUE	
At 29 August 2018	7,613
At 29 August 2017	5,044

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5. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
COST OR VALUATION	
At 30 August 2017	2,850,000
Revaluations	950,000
At 29 August 2018	3,800,000
NET BOOK VALUE	
At 29 August 2018	3,800,000
At 29 August 2017	2,850,000

Cost or valuation at 29 August 2018 is represented by:

	Shares in group undertakings £
Valuation in 2016	1,950,000
Valuation in 2017	849,950
Valuation in 2018	950,000
Cost	50,050
	3,800,000

If fixed asset investments had not been revalued they would have been included at the following historical cost:

	29.8.18 £	29.8.17 £
Cost	50,000	50,000

Fixed asset investments were valued on an open market basis basis on 31 August 2017 by the director. .

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 30 August 2017 and 29 August 2018	863,803
NET BOOK VALUE	
At 29 August 2018	863,803
At 29 August 2017	863,803

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6. INVESTMENT PROPERTY - continued

Fair value at 29 August 2018 is represented by:

	£
Valuation in 2014	86,450
Valuation in 2015	168,562
Cost	608,791
	863,803

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

	29.8.18	29.8.17
	£	£
Cost	608,792	608,792

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	29.8.18	29.8.17
	£	£
Amounts owed by group undertakings	196,322	189,831
Other debtors	1,610	69,500
	197,932	259,331

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	29.8.18	29.8.17
	£	£
Bank loans and overdrafts	11,837	26,358
Amounts owed to group undertakings	2,000	50
Taxation and social security	2,121	1,614
Other creditors	118,134	254,221
	134,092	282,243

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

	29.8.18	29.8.17
	£	£
Bank loans	348,579	345,896

10. SECURED DEBTS

The following secured debts are included within creditors:

	29.8.18	29.8.17
	£	£
Bank loans	360,416	372,254

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11. RESERVES

	Fair value reserve £
At 30 August 2017 and 29 August 2018	2,205,012

12. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to a director subsisted during the year ended 29 August 2018 and the period ended 29 August 2017:

	29.8.18 £	29.8.17 £
T Lynch		
Balance outstanding at start of year	-	-
Amounts repaid	(88,897)	(248,210)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	(88,897)	-

13. RELATED PARTY DISCLOSURES

Included within other debtors is a balance of £137,337 (2017 £189,831) owing to Training Strategies Limited, a company in which Mr T Lynch is a director.

Included within other debtors is an amount of £58,988 (2017 £69,500), owing from Exactly Property Limited, a company in which Mr T Lynch is a director.

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.