Company registration number: 10488321

Lux Estates & Developments Ltd

Trading as Lux Estates & Developments Ltd

Unaudited filleted financial statements

30 November 2017

Lux Estates & Developments Ltd

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Lux Estates & Developments Ltd

Directors and other information

Director	Mr Michael A Kallaras
Company number	10488321
Registered office	Dee Hills Park Chester CH3 5AR
Business address	18 Cairndale Avenue Connahs Quay Flintshire CH5 4TP
Accountants	Hargreaves & Woods Cholmondeley House Dee Hills Park Chester CH3 5AR

Bankers	Handelsbanken 2nd Floor Albion House Albion Street Chester CH1 1RQ

Lux Estates & Developments Ltd

Chartered accountants report to the director on the preparation of the

unaudited statutory financial statements of Lux Estates & Developments Ltd

Year ended 30 November 2017

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Lux Estates & Developments Ltd for the year ended 30 November 2017 which comprise the statement of financial position, statement of changes in equity and related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at http://www.icaew.com/en/members/regulations-standards-and-guidance/.

This report is made solely to the director of Lux Estates & Developments Ltd, as a body, in accordance with the terms of our engagement letter dated 24 April 2017. Our work has been undertaken solely to prepare for your approval the financial statements of Lux Estates & Developments Ltd and state those matters that we have agreed to state to them, as a body, in this report in accordance with the ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Lux Estates & Developments Ltd and its director as a body for our work or for this report.

It is your duty to ensure that Lux Estates & Developments Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Lux Estates & Developments Ltd. You consider that Lux Estates & Developments Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Lux Estates & Developments Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Hargreaves & Woods

Chartered Accountants

Cholmondeley House

Dee Hills Park

Chester

CH3 5AR

13 June 2018

Lux Estates & Developments Ltd

Statement of financial position

30 November 2017

	Note	30/11/17 £	£
Fixed assets			
Tangible assets	**5**	519,315	
			519,315
Current assets			
Stocks		282,547	
Cash at bank and in hand		6,061	
		288,608	
Creditors: amounts falling due within one year	**6**	(112,689)	
Net current assets			175,919
Total assets less current liabilities			695,234
Creditors: amounts falling due after more than one year	**7**		(587,456)
Provisions for liabilities			(21,965)
Net assets			85,813
Capital and reserves			
Called up share capital			30
Profit and loss account			85,783
Shareholder funds			85,813

For the year ending 30 November 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

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

- The director acknowledges 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 09 June 2018 , and are signed on behalf of the board by:

Mr Michael A Kallaras

Director

Company registration number: 10488321

Lux Estates & Developments Ltd

Statement of changes in equity

Year ended 30 November 2017

	Called up share capital	Profit and loss account	**Total**
	£	£	**£**
At 1 December 2016	-	-	-
Profit for the year		85,783	85,783
Total comprehensive income for the year	-	85,783	85,783
Issue of shares	30		30
Total investments by and distributions to owners	30	-	30
At 30 November 2017	30	85,783	85,813

Lux Estates & Developments Ltd

Notes to the financial statements

Year ended 30 November 2017

1. General information

The company is a private company limited by shares. registered in England. The address of the registered office is Cholmondeley House, Dee Hills Park, Chester, CH3 5AR.

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.

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:

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.

Investment property

Investment property is measured initially at cost, which includes purchase price and any directly attributable expenditure. Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss. If a reliable measure of fair value is not available without undue cost or effort it shall be transferred to tangible assets and accounted for under the cost model until it is expected that fair value will be reliably measurable on an on-going basis.

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.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stocks to their present location and condition.

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.

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument. Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Debt instruments are subsequently measured at amortised cost. Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment. Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately. For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets or either assessed individually or grouped on the basis of similar credit risk characteristics. Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Staff costs

The average number of persons employed by the company during the year amounted to 1

5. Tangible assets

	Tangible assets - Investment properties	**Total**
	£	**£**
Cost or valuation		
At 1 December 2016	-	-
Additions	403,709	403,709
Revaluation	115,606	115,606
At 30 November 2017	519,315	519,315
Depreciation		
At 1 December 2016 and 30 November 2017	-	-
Carrying amount		
At 30 November 2017	519,315	519,315

Investment property

Included within the above is investment property as follows:

	£
Additions	403,709

6. Creditors: amounts falling due within one year

	30/11/17
	£
Other creditors	112,689

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

	30/11/17
	£
Bank loans and overdrafts	587,456

8. Directors advances, credits and guarantees

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

Year ended 30/11/17

	Balance brought forward	Advances /(credits) to the director	Balance o/standing
	£	**£**	**£**
Mr Michael A Kallaras	-	(31,579)	(31,579)

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.