

REGISTERED NUMBER: 10821663 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2020

FOR

WINSTON PROPERTY INVESTMENTS LIMITED

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FOR THE YEAR ENDED 31 MAY 2020**

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WINSTON PROPERTY INVESTMENTS LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 MAY 2020**

DIRECTORS:

Mr I C Gluck
Mr S A Green

REGISTERED OFFICE:

105 Eade Road,
OCC Building A
2nd Floor, Unit 11A,
London
N4 1TJ

REGISTERED NUMBER:

10821663 (England and Wales)

ACCOUNTANTS:

DAS Accounting Services Ltd
105 Eade Road
OCC Building A
2nd Floor, Unit 11A
London
N4 1TJ

WINSTON PROPERTY INVESTMENTS LIMITED (REGISTERED NUMBER: 10821663)

**BALANCE SHEET
31 MAY 2020**

	Notes	2020 £	2019 £
FIXED ASSETS			
Investment property	5	5,288,313	5,298,963
CURRENT ASSETS			
Debtors	6	276,743	321,366
Cash at bank and in hand		<u>2,535</u>	<u>151</u>
		279,278	321,517
CREDITORS			
Amounts falling due within one year	7	<u>(3,259,744)</u>	<u>(3,067,953)</u>
NET CURRENT LIABILITIES		<u>(2,980,466)</u>	<u>(2,746,436)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		2,307,847	2,552,527
CREDITORS			
Amounts falling due after more than one year	8	<u>(3,005,880)</u>	<u>(3,193,000)</u>
NET LIABILITIES		<u>(698,033)</u>	<u>(640,473)</u>
CAPITAL AND RESERVES			
Called up share capital		100	10
Retained earnings		<u>(698,133)</u>	<u>(640,483)</u>
SHAREHOLDERS' FUNDS		<u>(698,033)</u>	<u>(640,473)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 May 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 2020 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)

BALANCE SHEET - continued
31 MAY 2020

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

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 and authorised for issue on 29 July 2021 and were signed on its behalf by:

Mr I C Gluck - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2020

1. **STATUTORY INFORMATION**

Winston Property Investments 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. **STATEMENT OF COMPLIANCE**

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.

3. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention.

Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The directors do not consider there are any critical judgments or sources of estimation uncertainty requiring disclosure beyond the accounting policies listed below.

Turnover

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

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.

Financial instruments

Basic financial instruments are recognised at amortised cost, except for investments in non-convertible preference and

non-puttable ordinary shares which are measured at fair value, with changes recognised in profit or loss.

Derivative

financial instruments are initially recorded at cost and thereafter at fair value with changes recognised in profit or loss.

4. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2019 - NIL).

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2020

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 June 2019	5,298,963
Additions	<u>(10,650)</u>
At 31 May 2020	<u>5,288,313</u>
NET BOOK VALUE	
At 31 May 2020	<u>5,288,313</u>
At 31 May 2019	<u>5,298,963</u>

The directors are of the opinion that the open market value of the company's investment property is equal to its cost.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Trade debtors	45,338	13,636
Other debtors	<u>231,405</u>	<u>307,730</u>
	<u>276,743</u>	<u>321,366</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Trade creditors	12,507	-
Other creditors	<u>3,247,237</u>	<u>3,067,953</u>
	<u>3,259,744</u>	<u>3,067,953</u>

Other creditors include amounts of £3,128,302 (2019 : £2,240,226) due to companies which have a director in common with the company.

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

	2020 £	2019 £
Bank loans	<u>3,005,880</u>	<u>3,193,000</u>

9. RELATED PARTY DISCLOSURES

Other than the amounts disclosed elsewhere in the financial statements, no transactions with related parties were undertaken such as are required to be disclosed under FRS 102.

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.