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COMPANY REGISTRATION NUMBER: SC621621

COMPANIES HOUSE
30 NOV 2022
EDINBURGH MAILBOX

# Ruchlaw Estates Four Limited

# Filleted Unaudited Financial Statements

## For the year ended

## 28 February 2022

WEDNESDAY
*SBHWLNQB*
SCT 30/11/2022 #53
COMPANIES HOUSE

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# Ruchlaw Estates Four Limited

## Statement of Financial Position

## 28 February 2022

| | Note | 2022 £ | 2021 £ |
|---|---|---|---|
| **Fixed assets** | | | |
| Tangible assets | 5 | 1,015,000 | 835,000 |
| **Current assets** | | | |
| Debtors | 6 | 2,050 | 2,540 |
| Cash at bank and in hand | | 28,543 | 16,932 |
| | | 30,593 | 19,472 |
| **Creditors: amounts falling due within one year** | 7 | 12,034 | 6,976 |
| **Net current assets** | | 18,559 | 12,496 |
| **Total assets less current liabilities** | | 1,033,559 | 847,496 |
| **Creditors: amounts falling due after more than one year** | 8 | 730,481 | 744,994 |
| **Provisions** | | 160,766 | 87,982 |
| **Net assets** | | 142,312 | 14,520 |
| **Capital and reserves** | | | |
| Called up share capital | 9 | 1 | 1 |
| Revaluation reserve | | 107,216 | – |
| Profit and loss account | | 35,095 | 14,519 |
| **Members funds** | | 142,312 | 14,520 |

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 Section 1A of 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.

For the year ending 28 February 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's 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 director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The statement of financial position
continues on the following page.

**The notes on pages 3 to 6 form part of these financial statements.**

# Ruchlaw Estates Four Limited

## Statement of Financial Position *(continued)*

## 28 February 2022

These financial statements were approved by the board of directors and authorised for issue on 28 November 2022, and are signed on behalf of the board by:

Callum Urquhart

C I Urquhart
Director

Company registration number: SC621621

**The notes on pages 3 to 6 form part of these financial statements.**

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### 1. General information

The company is a private company limited by shares, registered in Scotland. The address of the registered office is 82/3 Bruntsfield Place, Edinburgh, EH10 4HG.

### 2. Statement of compliance

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

**Going concern**

The financial statements have been prepared on a going concern basis. The directors have assessed the Company's ability to continue as a going concern and have reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

**Revenue recognition**

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.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

**Income tax**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, 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 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.

## 3. Accounting policies *(continued)*

### Tangible assets *(continued)*

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, 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 equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

### Investment properties

Investment property is initially recorded 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 and loss.

### Impairment of fixed assets

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.

For the purposes of impairment testing, 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 largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

### 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 as a finance cost 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.

### 3. Accounting policies *(continued)*

**Financial instruments *(continued)***

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 are 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. Employee numbers

The average number of persons employed by the company during the year amounted to 1 (2021: 1).

### 5. Tangible assets

| | Investment properties £ |
|---|---|
| **Cost or valuation** | |
| At 1 March 2021 | 835,000 |
| Revaluations | 180,000 |
| **At 28 February 2022** | 1,015,000 |
| **Depreciation** | |
| **At 1 March 2021 and 28 February 2022** | – |
| **Carrying amount** | |
| **At 28 February 2022** | 1,015,000 |
| At 28 February 2021 | 835,000 |

# Ruchlaw Estates Four Limited

## Notes to the Financial Statements *(continued)*

## Year ended 28 February 2022

### 5. Tangible assets *(continued)*

**Tangible assets held at valuation**

The investment properties were revalued by DHKK Limited, Chartered Surveyors, at their market value as at 1 April 2022. The director is satisfied that the value at the financial year end was the same as this valuation.

### 6. Debtors

| | 2022 | 2021 |
|---|---|---|
| | £ | £ |
| Trade debtors | 2,050 | 2,540 |

### 7. Creditors: amounts falling due within one year

| | 2022 | 2021 |
|---|---|---|
| | £ | £ |
| Trade creditors | 245 | 245 |
| Amounts owed to group undertakings and undertakings in which the company has a participating interest | 4,344 | – |
| Corporation tax | 5,225 | 4,344 |
| Other creditors | 2,220 | 2,387 |
| | 12,034 | 6,976 |

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

| | 2022 | 2021 |
|---|---|---|
| | £ | £ |
| Amounts owed to group undertakings and undertakings in which the company has a participating interest | 730,481 | 744,994 |

### 9. Called up share capital

**Issued, called up and fully paid**

| | 2022 | | 2021 | |
|---|---|---|---|---|
| | No. | £ | No. | £ |
| Ordinary shares of £1 each | 1 | 1 | 1 | 1 |