

**REGISTERED NUMBER: 00625643 (England and Wales)**

**Financial Statements**  
**for the Year Ended 5 April 2019**  
**for**  
**ROSEWOLL INVESTMENTS LIMITED**



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for the Year Ended 5 April 2019**

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# **ROSEWOLL INVESTMENTS LIMITED**

## **Company Information for the Year Ended 5 April 2019**

**DIRECTORS:**

Mrs R Wolinsky  
Miss J Wolinsky  
Mr J Wolinsky

**SECRETARY:**

Miss J Wolinsky

**REGISTERED OFFICE:**

42 Lytton Road  
Barnet  
Hertfordshire  
EN5 5BY

**REGISTERED NUMBER:**

00625643 (England and Wales)

**AUDITORS:**

JLA (UK) Ltd  
42 Lytton Road  
Barnet  
Hertfordshire  
EN5 5BY

**BANKERS:**

HSBC Bank Plc  
312 Seven Sisters Road  
London  
N4 2AW

**ROSEWOLL INVESTMENTS LIMITED (REGISTERED NUMBER: 00625643)**

**Balance Sheet**  
**5 April 2019**

	Notes	5.4.19 £	5.4.18 £
<b>FIXED ASSETS</b>			
Tangible assets	5	280	373
Investments	6	100	100
Investment property	7	5,005,000	4,540,000
		<u>5,005,380</u>	<u>4,540,473</u>
<b>CURRENT ASSETS</b>			
Debtors	8	361,057	364,806
Cash at bank		30,863	14,123
		<u>391,920</u>	<u>378,929</u>
<b>CREDITORS</b>			
Amounts falling due within one year	9	106,818	103,718
<b>NET CURRENT ASSETS</b>		<u>285,102</u>	<u>275,211</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>5,290,482</u>	<u>4,815,684</u>
<b>CREDITORS</b>			
Amounts falling due after more than one year	10	(254,395)	(133,000)
<b>PROVISIONS FOR LIABILITIES</b>	13	(620,894)	(553,735)
<b>NET ASSETS</b>		<u>4,415,193</u>	<u>4,128,949</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	14	1,000	1,000
Non-distributable reserve		3,646,437	3,322,497
Other reserves		11,616	11,616
Retained earnings		756,140	793,836
<b>SHAREHOLDERS' FUNDS</b>		<u>4,415,193</u>	<u>4,128,949</u>

The notes form part of these financial statements

**ROSEWOLL INVESTMENTS LIMITED (REGISTERED NUMBER: 00625643)**

**Balance Sheet - continued**  
**5 April 2019**

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 Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on  
.....17 November 2019..... and were signed on its behalf by:

*R. Wolinsky*

.....  
Mrs R Wolinsky - Director

The notes form part of these financial statements

**Notes to the Financial Statements  
for the Year Ended 5 April 2019**

**1. STATUTORY INFORMATION**

Rosewoll 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.

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.

**Preparation of consolidated financial statements**

The financial statements contain information about Rosewoll Investments Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under Section 399(2A) of the Companies Act 2006 from the requirements to prepare consolidated financial statements.

**Turnover**

Turnover represents amounts receivable for rent in the UK. Rent is accounted for on an accruals basis.

**Tangible fixed assets**

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

Plant and machinery - 25% on reducing balance

**Investments in subsidiaries**

Investments in subsidiary undertakings are recognised at cost.

**Investment property**

Investment properties are independently valued with sufficient frequency on an open market basis. Any surplus or deficit is taken to the non-distributable reserve via the profit and loss account.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2018 - 1).

**4. AUDITORS' REMUNERATION**

	<b>5.4.19</b>	<b>5.4.18</b>
	<b>£</b>	<b>£</b>
Fees payable to the company's auditors for the audit of the company's financial statements	<b><u>2,880</u></b>	<b><u>3,300</u></b>

**Notes to the Financial Statements - continued  
for the Year Ended 5 April 2019**

**4. AUDITORS' REMUNERATION - continued**

The engagement letter dated 29 June 2018 includes a provision of limited liability to the auditor.

**5. TANGIBLE FIXED ASSETS**

	<b>Plant and machinery £</b>
<b>COST</b>	
At 6 April 2018 and 5 April 2019	<b>22,235</b>
<b>DEPRECIATION</b>	
At 6 April 2018	<b>21,862</b>
Charge for year	<b>93</b>
At 5 April 2019	<b>21,955</b>
<b>NET BOOK VALUE</b>	
At 5 April 2019	<b>280</b>
At 5 April 2018	<b>373</b>

**6. FIXED ASSET INVESTMENTS**

	<b>Shares in group undertakings £</b>
<b>COST</b>	
At 6 April 2018 and 5 April 2019	<b>100</b>
<b>NET BOOK VALUE</b>	
At 5 April 2019	<b>100</b>
At 5 April 2018	<b>100</b>

**Notes to the Financial Statements - continued  
for the Year Ended 5 April 2019**

**7. INVESTMENT PROPERTY**

	<b>Total £</b>
<b>FAIR VALUE</b>	
At 6 April 2018	<b>4,540,000</b>
Additions	<b>73,901</b>
Revaluations	<b>391,099</b>
	<hr/>
At 5 April 2019	<b>5,005,000</b>
	<hr/>
<b>NET BOOK VALUE</b>	
At 5 April 2019	<b>5,005,000</b>
	<hr/>
At 5 April 2018	<b>4,540,000</b>
	<hr/>

At the year end, properties with a cost or valuation of £1,085,000 had a fixed charge of £257,395 over them.

Fair value at 5 April 2019 is represented by:

	<b>£</b>
Valuation in 2017	<b>400,000</b>
Valuation in 2019	<b>4,605,000</b>
	<hr/>
	<b>5,005,000</b>
	<hr/>

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

	<b>5.4.19 £</b>	<b>5.4.18 £</b>
Cost	<b>737,669</b>	<b>663,768</b>
	<hr/>	<hr/>

Investment properties with a valuation of £3,715,000 were valued on 5th April 2019 by Bennett Walden (North London) Limited on the basis of open market value and this revaluation is reflected in the balance sheet at 5th April 2019.

Investment properties with a valuation of £890,000 were valued on 5th April 2019 by Michael Naik & Co Limited on the basis of open market value and this revaluation is reflected in the balance sheet at 5th April 2019.

Investment properties with a valuation of £400,000 were valued on 5th April 2017 by Michael Naik & Co Limited on the basis of open market value and this revaluation is reflected in the balance sheet at 5th April 2019.

**ROSEWOLL INVESTMENTS LIMITED (REGISTERED NUMBER: 00625643)****Notes to the Financial Statements - continued  
for the Year Ended 5 April 2019****8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>5.4.19</b>	<b>5.4.18</b>
	<b>£</b>	<b>£</b>
Other debtors	<b>357,574</b>	360,488
Prepayments	<b>3,483</b>	4,318
	<b><u>361,057</u></b>	<b><u>364,806</u></b>

**9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>5.4.19</b>	<b>5.4.18</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts (see note 11)	<b>3,000</b>	-
Tax	-	1,764
Social security and other taxes	<b>7,287</b>	7,323
Other creditors	<b>17,439</b>	9,001
Directors' current accounts	<b>54,789</b>	62,834
Accruals and deferred income	<b>24,303</b>	22,796
	<b><u>106,818</u></b>	<b><u>103,718</u></b>

**10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>5.4.19</b>	<b>5.4.18</b>
	<b>£</b>	<b>£</b>
Bank loans (see note 11)	<b><u>254,395</u></b>	<b><u>133,000</u></b>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<b><u>133,000</u></b>	<b><u>133,000</u></b>
Repayable by instalments		
Bank loans more 5 yr by instal	<b><u>109,395</u></b>	<b><u>-</u></b>

The bank loans are secured by a first legal charge over freehold land and buildings with a cost or valuation of £1,085,000.

**Notes to the Financial Statements - continued  
for the Year Ended 5 April 2019**

**11. LOANS**

An analysis of the maturity of loans is given below:

	<b>5.4.19</b>	5.4.18
	<b>£</b>	£
Amounts falling due within one year or on demand:		
Bank loans	<b><u>3,000</u></b>	<u>-</u>
Amounts falling due between one and two years:		
Bank loans - 1-2 years	<b><u>3,000</u></b>	<u>-</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<b><u>9,000</u></b>	<u>-</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<b><u>133,000</u></b>	<u>133,000</u>
Repayable by instalments		
Bank loans more 5 yr by instal	<b><u>109,395</u></b>	<u>-</u>

**12. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>5.4.19</b>	5.4.18
	<b>£</b>	£
Bank loans	<b><u>257,395</u></b>	<u>133,000</u>

The Bank loans are secured by a first legal charge over freehold land and buildings with a cost or valuation of £1,085,000.

**13. PROVISIONS FOR LIABILITIES**

	<b>5.4.19</b>	5.4.18
	<b>£</b>	£
Deferred tax	<b><u>620,894</u></b>	<u>553,735</u>

**Notes to the Financial Statements - continued  
for the Year Ended 5 April 2019**

**13. PROVISIONS FOR LIABILITIES - continued**

	<b>Deferred tax £</b>
Balance at 6 April 2018	<b>553,735</b>
Provided during year	<b>67,159</b>
	<hr/>
Balance at 5 April 2019	<b>620,894</b>
	<hr/> <hr/>

**14. CALLED UP SHARE CAPITAL**

Allotted and issued:				
Number:	Class:	Nominal value:	<b>5.4.19</b>	5.4.18
			<b>£</b>	<b>£</b>
1,000	Ordinary	£1	<b>1,000</b>	1,000
			<hr/>	<hr/>

**15. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006**

The Report of the Auditors was unqualified.

Jeffrey Lerner FCA (Senior Statutory Auditor)  
for and on behalf of JLA (UK) Ltd

**16. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES**

A director of the company at the balance sheet date, was owed £54,789 (2018: £62,834) by the company.

**17. PROVISIONS FOR LIABILITIES**

Provisions relates entirely to Deferred Tax on Investment Properties and is calculated based on the prevailing tax rate and charge that would apply in the event of the properties being sold at fair value.