

# Eridor Investments Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 31 December 2016

Winburn Glass Norfolk  
Chartered Accountants  
4 Park Place  
Leeds  
LS1 2RU

**Eridor Investments Limited**  
**Contents**

Company Information	<u>1</u>
Accountants' Report	<u>2</u>
Balance Sheet	<u>3</u> to <u>4</u>
Notes to the Financial Statements	<u>5</u> to <u>10</u>

**Eridor Investments Limited**  
**Company Information**

**Directors** Mrs Jacqueline Rosa Harris

Mr Elliot Levey

**Company secretary** Mrs Jacqueline Rosa Harris

**Registered office** C / o W g n  
4 P a r k P l a c e  
L e e d s  
LS1 2RU

**Accountants** W i n b u r n G l a s s N o r f o l k  
C h a r t e r e d A c c o u n t a n t s  
4 P a r k P l a c e  
L e e d s  
LS1 2RU

**Chartered Accountants' Report to the Board of Directors on the Preparation of the Unaudited  
Statutory Accounts of  
Eridor Investments Limited  
for the Year Ended 31 December 2016**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Eridor Investments Limited for the year ended 31 December 2016 as set out on pages 3 to 10 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 (ICAEW), 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 Board of Directors of Eridor Investments Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the accounts of Eridor Investments Limited and state those matters that we have agreed to state to the Board of Directors of Eridor Investments Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Eridor Investments Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Eridor Investments Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Eridor Investments Limited. You consider that Eridor Investments Limited 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 accounts of Eridor Investments Limited. 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 accounts.

.....

Winburn Glass Norfolk  
Chartered Accountants  
4 Park Place  
Leeds  
LS1 2RU

27 June 2017

**Eridor Investments Limited**  
**(Registration number: 01080339)**  
**Balance Sheet as at 31 December 2016**

	<b>Note</b>	<b>2016 £</b>	<b>2015 £</b>
<b>Fixed assets</b>			
Tangible assets	<u>4</u>	1	1
Investment property	<u>5</u>	3,200,000	3,000,000
		<u>3,200,001</u>	<u>3,000,001</u>
<b>Current assets</b>			
Debtors	<u>6</u>	-	5,709
Cash at bank and in hand		244,139	263,989
		<u>244,139</u>	<u>269,698</u>
<b>Creditors:</b> Amounts falling due within one year	<u>7</u>	(182,889)	(186,271)
<b>Net current assets</b>		<u>61,250</u>	<u>83,427</u>
<b>Total assets less current liabilities</b>		3,261,251	3,083,428
<b>Provisions for liabilities</b>		<u>(526,609)</u>	<u>(490,537)</u>
<b>Net assets</b>		<u>2,734,642</u>	<u>2,592,891</u>
<b>Capital and reserves</b>			
Called up share capital		100	100
Revaluation reserve		2,535,393	2,371,465
Profit and loss account		<u>199,149</u>	<u>221,326</u>
<b>Total equity</b>		<u>2,734,642</u>	<u>2,592,891</u>

For the financial year ending 31 December 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

The notes on pages 5 to 10 form an integral part of these financial statements.

**Eridor Investments Limited**  
**(Registration number: 01080339)**  
**Balance Sheet as at 31 December 2016**

Approved and authorised by the Board on 27 June 2017 and signed on its behalf by:

.....  
Mrs Jacqueline Rosa Harris  
Director

The notes on pages 5 to 10 form an integral part of these financial statements.

**Eridor Investments Limited**  
**Notes to the Financial Statements for the Year Ended 31 December 2016**

**1 General information**

The company is a private company limited by share capital incorporated in England and Wales.

The address of its registered office is:  
C / o W g n  
4 P a r k P l a c e  
L e e d s  
LS1 2RU

The principal place of business is:  
1 0 T h e M o o r i n g s  
6 1 4 H a r r o g a t e R o a d  
L e e d s  
W e s t Y o r k s h i r e  
LS17 8EN

These financial statements were authorised for issue by the Board on 27 June 2017.

**2 Accounting policies**

**Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

**Statement of compliance**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

**Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

**Tangible assets**

Tangible assets are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

**Depreciation**

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Office equipment	15% on cost

**Investment property**

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.





**Eridor Investments Limited**  
**Notes to the Financial Statements for the Year Ended 31 December 2016**

**Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

**Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

**Share capital**

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

**Dividends**

Dividend distribution to the company's shareholders is recognised as a liability in the financial statements in the reporting period in which the dividends are declared.

**3 Staff numbers**

The average number of persons employed by the company (including directors) during the year, was 2 (2015 - 2).

**Eridor Investments Limited**  
**Notes to the Financial Statements for the Year Ended 31 December 2016**

**4 Tangible assets**

	<b>Furniture, fittings and equipment £</b>	<b>Total £</b>
<b>Cost or valuation</b>		
At 1 January 2016	268	268
	<hr/>	<hr/>
At 31 December 2016	268	268
	<hr/>	<hr/>
<b>Depreciation</b>		
At 1 January 2016	267	267
	<hr/>	<hr/>
At 31 December 2016	267	267
	<hr/>	<hr/>
<b>Carrying amount</b>		
At 31 December 2016	1	1
	<hr/>	<hr/>
At 31 December 2015	1	1
	<hr/>	<hr/>

**5 Investment properties**

	<b>2016 £</b>
At 1 January	3,000,000
Fair value adjustments	200,000
	<hr/>
At 31 December	3,200,000
	<hr/>

Professional valuation took place in 8 August 2016.

The fair value of the property has been considered to be the same as market value.

6 Debtors

	2016 £	2015 £
Other debtors	-	5,709
Total current trade and other debtors	-	5,709

**Eridor Investments Limited**  
**Notes to the Financial Statements for the Year Ended 31 December 2016**

**7 Creditors**

	Note	2016 £	2015 £
<b>Due within one year</b>			
Bank loans and overdrafts	<u>8</u>	1,650	665
Amounts owed to group undertakings and undertakings in which the company has a participating interest		89,592	89,592
Taxation and social security		1,900	1,050
Other creditors		89,747	94,964
		<hr/>	<hr/>
		182,889	186,271
		<hr/> <hr/>	<hr/> <hr/>

**8 Loans and borrowings**

	2016 £	2015 £
<b>Current loans and borrowings</b>		
Other borrowings	1,650	665
	<hr/> <hr/>	<hr/> <hr/>

**9 Parent and ultimate parent undertaking**

The company's immediate parent is Eridor Group Holdings Limited, incorporated in England and Wales.

The ultimate controlling party is Mrs J R Harris .

**10 Transition to FRS 102**

The company has adopted FRS102 1A during the period. This has meant further recognition of provisions previously not required under the previous reporting standard The Financial Reporting Standard for Smaller Entities effective January 2015. In this case deferred tax on the Investment Property Fair Value has now been recognised.

**Eridor Investments Limited**  
**Notes to the Financial Statements for the Year Ended 31 December 2016**

**Balance Sheet at 1 January 2015**

	Note	As originally reported £	Reclassification £	Remeasurement £	As restated £
<b>Fixed assets</b>					
Tangible assets	1	-	-	-	1
Investment property		3,000,000	-	-	3,000,000
		3,000,001	-	-	3,000,001
<b>Current assets</b>					
Debtors		4,828	-	-	4,828
Cash at bank and in hand		238,843	-	-	238,843
		243,671	-	-	243,671
Creditors: Amounts falling due within one year		(188,702)	-	-	(188,702)
Net current assets		54,969	-	-	54,969
Total assets less current liabilities		3,054,970	-	-	3,054,970
Provisions for liabilities		-	-	(492,410)	(492,410)
Net assets/(liabilities)		3,054,970	-	(492,410)	2,562,560
<b>Capital and reserves</b>					
Called up share capital		100	-	-	100
Revaluation reserve		2,862,002	-	492,410	3,354,412
Profit and loss account		192,868	-	-	192,868

Total equity	3,054,970	-	492,410	3,547,380
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**Eridor Investments Limited**  
**Notes to the Financial Statements for the Year Ended 31 December 2016**

**Balance Sheet at 31 December 2015**

	Note	As originally reported £	Reclassification £	Remeasurement £	As restated £
<b>Fixed assets</b>					
Tangible assets	1	-	-	-	1
Investment property		3,000,000	-	-	3,000,000
		3,000,001	-	-	3,000,001
<b>Current assets</b>					
Debtors		5,709	-	-	5,709
Cash at bank and in hand		263,990	-	-	263,990
		269,699	-	-	269,699
Creditors: Amounts falling due within one year		(186,271)	-	-	(186,271)
Net current assets		83,428	-	-	83,428
Total assets less current liabilities		3,083,429	-	-	3,083,429
Provisions for liabilities		-	-	(490,538)	(490,538)
Net assets/(liabilities)		3,083,429	-	(490,538)	2,592,891
<b>Capital and reserves</b>					
Called up share capital		100	-	-	100
Revaluation reserve		2,862,003	-	(490,538)	2,371,465
Profit and loss account		221,326	-	-	221,326



Total equity	3,083,429	-	(490,538)	2,592,891
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Page 10

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.