

Registration number: 01080339

Eridor Investments Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 31 December 2021



Murray Harcourt Partners LLP
Chartered Accountants
6 Queen Street
Leeds
West Yorkshire
LS1 2TW

Eridor Investments Limited

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Eridor Investments Limited

Company Information

Directors	Mr Elliot Levey Mrs Jacqueline Rosa Harris
Registered office	c/o Murray Harcourt 6 Queen Street Leeds LS1 2TW
Accountants	Murray Harcourt Partners LLP Chartered Accountants 6 Queen Street Leeds West Yorkshire LS1 2TW

Eridor Investments Limited
(Registration number: 01080339)
Balance Sheet as at 31 December 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	4	1	1
Investment property	5	<u>3,200,000</u>	<u>3,200,000</u>
		<u>3,200,001</u>	<u>3,200,001</u>
Current assets			
Debtors	6	53,912	85,263
Cash at bank and in hand		<u>225,221</u>	<u>112,050</u>
		279,133	197,313
Creditors: Amounts falling due within one year	7	<u>(191,526)</u>	<u>(171,415)</u>
Net current assets		<u>87,607</u>	<u>25,898</u>
Total assets less current liabilities		3,287,608	3,225,899
Provisions for liabilities		<u>(649,955)</u>	<u>(494,000)</u>
Net assets		<u>2,637,653</u>	<u>2,731,899</u>
Capital and reserves			
Called up share capital	8	100	100
Revaluation reserve		2,412,047	2,568,002
Profit and loss account		<u>225,506</u>	<u>163,797</u>
Total equity		<u>2,637,653</u>	<u>2,731,899</u>

For the financial year ending 31 December 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

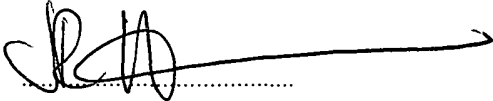
- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

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.

Eridor Investments Limited
(Registration number: 01080339)
Balance Sheet as at 31 December 2021

Approved and authorised by the Board on 27 April 2022 and signed on its behalf by:

A handwritten signature in black ink, appearing to be 'JRH', followed by a long horizontal line that ends in an arrowhead. Below the signature is a dotted line.

Mrs Jacqueline Rosa Harris
Director

Eridor Investments Limited

Notes to the Financial Statements for the Year Ended 31 December 2021

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 Murray Harcourt
6 Queen Street
Leeds
LS1 2TW

The principal place of business is:

10 The Moorings
614 Harrogate Road
Leeds
West Yorkshire
LS17 8EN

These financial statements were authorised for issue by the Board on 27 April 2022.

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.

Going concern

Due to reasons given in the directors' report, The financial statements have been prepared on a going concern basis.

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for rental receipts in the ordinary course of the company's activities.

The company recognises revenue when:

The amount of revenue can be reliably measured;
it is probable that future economic benefits will flow to the entity;
and specific criteria have been met for each of the company's activities.

Tax

The tax expense for the period comprises current tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

Eridor Investments Limited

Notes to the Financial Statements for the Year Ended 31 December 2021

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Deferred tax is recognised on gains from revalued assets. Deferred tax is recognised in respect of all timing differences at the reporting date, except as otherwise indicated. Deferred tax assets are only 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. If and when all conditions for retaining tax allowances for the cost of a fixed asset have been met, the deferred tax is reversed.

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 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, for what the directors consider is the current market price 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.

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.

Eridor Investments Limited

Notes to the Financial Statements for the Year Ended 31 December 2021

3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 2 (2020 - 2).

4 Tangible assets

	Furniture, fittings and equipment £	Total £
Cost or valuation		
At 1 January 2021	268	268
At 31 December 2021	268	268
Depreciation		
At 1 January 2021	267	267
At 31 December 2021	267	267
Carrying amount		
At 31 December 2021	1	1
At 31 December 2020	1	1

5 Investment properties

	2021 £
At 1 January	3,200,000
At 31 December	3,200,000

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

	2021 £	2020 £
Trade debtors	45,974	77,940
Prepayments	5,516	4,901
Other debtors	2,422	2,422
	53,912	85,263

Eridor Investments Limited

Notes to the Financial Statements for the Year Ended 31 December 2021

7 Creditors

Creditors: amounts falling due within one year

	Note	2021 £	2020 £
Due within one year			
Bank loans and overdrafts		1,200	600
Amounts owed to group undertakings and undertakings in which the company has a participating interest		89,592	89,592
Taxation and social security		3,196	1,706
Accruals and deferred income		64,615	56,849
Other creditors		32,923	22,668
		<u>191,526</u>	<u>171,415</u>

8 Share capital

Allotted, called up and fully paid shares

	No.	2021 £	No.	2020 £
Ordinary of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

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 .