

REGISTERED NUMBER: 05293887 (England and Wales)

**ABBREVIATED UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 30 NOVEMBER 2016
FOR
RIGHTSTEP ESTATES LTD**

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FOR THE YEAR ENDED 30 NOVEMBER 2016**

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RIGHTSTEP ESTATES LTD
COMPANY INFORMATION
FOR THE YEAR ENDED 30 NOVEMBER 2016

DIRECTOR:	D Reich
REGISTERED OFFICE:	99 Clapton Common London E5 9AB
REGISTERED NUMBER:	05293887 (England and Wales)
ACCOUNTANTS:	Venitt and Greaves Chartered Accountants 115 Craven Park Road South Tottenham London N15 6BL

ABBREVIATED BALANCE SHEET
30 NOVEMBER 2016

	Notes	30.11.16 £	£	30.11.15 £	£
FIXED ASSETS					
Tangible assets	2		1,122		1,320
Investment property	3		<u>277,551</u>		<u>277,551</u>
			278,673		278,871
CURRENT ASSETS					
Cash at bank		7,580		16,853	
CREDITORS					
Amounts falling due within one year		<u>104,772</u>		<u>111,206</u>	
NET CURRENT LIABILITIES			<u>(97,192)</u>		<u>(94,353)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			181,481		184,518
CREDITORS					
Amounts falling due after more than one year	4		<u>181,934</u>		<u>186,000</u>
NET LIABILITIES			<u>(453)</u>		<u>(1,482)</u>
CAPITAL AND RESERVES					
Called up share capital	5		1		1
Profit and loss account			<u>(454)</u>		<u>(1,483)</u>
SHAREHOLDERS' FUNDS			<u>(453)</u>		<u>(1,482)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2016 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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)

RIGHTSTEP ESTATES LTD (REGISTERED NUMBER: 05293887)

ABBREVIATED BALANCE SHEET - continued
30 NOVEMBER 2016

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the director on 29 August 2017 and were signed by:

D Reich - Director

The notes form part of these abbreviated accounts

NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 NOVEMBER 2016

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Turnover

Turnover represents net rent receivable, excluding value added tax.

Tangible fixed assets

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

Fixtures and fittings - 15% on reducing balance

Investment property depreciation

In accordance with Financial Reporting standard for Smaller Entities (effective January 2015), no depreciation or amortization is provided in respect of freehold investment properties nor on leasehold investment properties having an unexpired term of more than twenty years. This departure from the requirements of the Companies Act 2006, for all properties to be depreciated, is necessary, as the director considers that this accounting policy results in the financial statements giving true and fair view.

Investment properties

Investment Properties are included in the Balance Sheet at historical cost, which is not in accordance with Financial Reporting Standard for Smaller Entities(effective January 2015), which requires such properties to be stated at current market value.

2. TANGIBLE FIXED ASSETS

	Total £
COST	
At 1 December 2015	
and 30 November 2016	<u>5,694</u>
DEPRECIATION	
At 1 December 2015	4,374
Charge for year	198
At 30 November 2016	<u>4,572</u>
NET BOOK VALUE	
At 30 November 2016	<u>1,122</u>
At 30 November 2015	<u>1,320</u>

3. INVESTMENT PROPERTY

	Total £
COST	
At 1 December 2015	
and 30 November 2016	<u>277,551</u>
NET BOOK VALUE	
At 30 November 2016	<u>277,551</u>
At 30 November 2015	<u>277,551</u>

NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 30 NOVEMBER 2016

4. **CREDITORS**

Creditors include an amount of £ 181,934 (30.11.15 - £ 186,000) for which security has been given.

5. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	30.11.16 £	30.11.15 £
1	Ordinary	£1	<u>1</u>	<u>1</u>

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.