

First Class Property Investments Limited

Annual Report and Unaudited Financial Statements
for the Year Ended 31 January 2018

First Class Property Investments Limited

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First Class Property Investments Limited

(Registration number: 07127664)
Balance Sheet as at 31 January 2018

	Note	2018 £	2017 £
Fixed assets			
Investment property	<u>5</u>	167,751	167,751
Current assets			
Debtors	<u>6</u>	-	88
Cash at bank and in hand		<u>1,376</u>	<u>259</u>
		1,376	347
Creditors: Amounts falling due within one year	<u>7</u>	<u>(172,556)</u>	<u>(186,210)</u>
Net current liabilities		<u>(171,180)</u>	<u>(185,863)</u>
Net liabilities		<u>(3,429)</u>	<u>(18,112)</u>
Capital and reserves			
Called up share capital		4	4
Profit and loss account		<u>(3,433)</u>	<u>(18,116)</u>
Total equity		<u>(3,429)</u>	<u>(18,112)</u>

For the financial year ending 31 January 2018 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.

Approved and authorised by the Board on 30 October 2018 and signed on its behalf by:

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Mr Richard Neale Hinton

Director

The notes on pages 2 to 5 form an integral part of these financial statements.

First Class Property Investments Limited

Notes to the Financial Statements for the Year Ended 31 January 2018

1 General information

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

The address of its registered office is:

64 Britannia Way
Lichfield
Staffordshire
WS14 9UY

These financial statements were authorised for issue by the Board on 30 October 2018.

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

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 the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

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.

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.

First Class Property Investments Limited

Notes to the Financial Statements for the Year Ended 31 January 2018

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
Furniture, fittings and equipment	20% straight line

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.

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 debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

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.

3 Profit/loss before tax

Arrived at after charging/(crediting)

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Notes to the Financial Statements for the Year Ended 31 January 2018

	2018 £	2017 £
Depreciation expense	-	9,428

4 Tangible assets

	Furniture, fittings and equipment £	Total £
Cost or valuation		
At 1 February 2017	47,138	47,138
At 31 January 2018	47,138	47,138
Depreciation		
At 1 February 2017	47,138	47,138
At 31 January 2018	47,138	47,138
Carrying amount		
At 31 January 2018	-	-

5 Investment properties

	2018 £
At 1 February	167,751

Investment property is held at cost and this value is considered to be the fair value by the Directors.

6 Debtors

	2018 £	2017 £
Trade debtors	-	88
	-	88

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Notes to the Financial Statements for the Year Ended 31 January 2018

7 Creditors

Creditors: amounts falling due within one year

	2018 £	2017 £
Due within one year		
Trade creditors	1,355	318
Accruals and deferred income	1,711	2,251
Other creditors	169,490	183,641
	<u>172,556</u>	<u>186,210</u>

8 Share capital

Allotted, called up and fully paid shares

	2018		2017	
	No.	£	No.	£
Ordinary shares of £1 each	4	4	4	4

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.