

REGISTERED NUMBER: 08225259 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022
FOR
ROUNDAVEN ESTATES LTD**

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

	Page
Company Information	1
Statement of Financial Position	2
Notes to the Financial Statements	4

ROUNDAVEN ESTATES LTD
COMPANY INFORMATION
FOR THE YEAR ENDED 30 SEPTEMBER 2022

DIRECTORS: M Schreiber
J Schreiber

SECRETARY: Mrs R Niederman

REGISTERED OFFICE: 115 Craven park Road
London
N15 6BL

REGISTERED NUMBER: 08225259 (England and Wales)

ACCOUNTANTS: Venitt and Greaves
Chartered Accountants
115 Craven Park Road
South Tottenham
London
N15 6BL

STATEMENT OF FINANCIAL POSITION
30 SEPTEMBER 2022

	Notes	30.9.22 £	30.9.21 £
FIXED ASSETS			
Investment property	4	1,944,470	1,944,470
CURRENT ASSETS			
Debtors	5	507,625	201,554
Cash at bank		<u>213,715</u>	<u>92,557</u>
		721,340	294,111
CREDITORS			
Amounts falling due within one year	6	<u>(1,424,834)</u>	<u>(1,368,750)</u>
NET CURRENT LIABILITIES		<u>(703,494)</u>	<u>(1,074,639)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,240,976	869,831
CREDITORS			
Amounts falling due after more than one year	7	<u>(1,273,341)</u>	<u>(910,741)</u>
NET LIABILITIES		<u>(32,365)</u>	<u>(40,910)</u>
CAPITAL AND RESERVES			
Called up share capital	8	1	1
Revaluation reserve	9	221,394	221,394
Retained earnings	9	<u>(253,760)</u>	<u>(262,305)</u>
SHAREHOLDERS' FUNDS		<u>(32,365)</u>	<u>(40,910)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2022 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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.

ROUNDAVEN ESTATES LTD (REGISTERED NUMBER: 08225259)

**STATEMENT OF FINANCIAL POSITION - continued
30 SEPTEMBER 2022**

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 and authorised for issue on 14 June 2023 and were signed on its behalf by:

J Schreiber - Director

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

1. STATUTORY INFORMATION

Roundhaven Estates Ltd 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.

Turnover

Turnover represents net rent receivable, excluding value added tax.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2021 - NIL).

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 October 2021 and 30 September 2022	<u>1,944,470</u>
NET BOOK VALUE	
At 30 September 2022	<u>1,944,470</u>
At 30 September 2021	<u>1,944,470</u>

Fair value at 30 September 2022 is represented by:

	£
Valuation in 2017	221,394
Cost	<u>1,723,076</u>
	<u>1,944,470</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2022

5.	DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR			30.9.22	30.9.21
			£	£	
	Trade debtors		73,725	168,604	
	Other debtors		<u>433,900</u>	<u>32,950</u>	
			<u>507,625</u>	<u>201,554</u>	
6.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR			30.9.22	30.9.21
			£	£	
	Trade creditors		258,580	246,810	
	Other creditors		<u>1,166,254</u>	<u>1,121,940</u>	
			<u>1,424,834</u>	<u>1,368,750</u>	
7.	CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR			30.9.22	30.9.21
			£	£	
	Bank loans		1,238,525	875,925	
	Amounts owed to associates		<u>34,816</u>	<u>34,816</u>	
			<u>1,273,341</u>	<u>910,741</u>	
	Amounts falling due in more than five years:				
	Repayable by instalments				
	Bank loans more 5 yr by instal		<u>1,238,525</u>	<u>875,925</u>	
8.	CALLED UP SHARE CAPITAL				
	Allotted, issued and fully paid:				
	Number:	Class:	Nominal value:	30.9.22	30.9.21
			£1	£	£
	1	Ordinary		<u>1</u>	<u>1</u>
9.	RESERVES				
		Retained earnings	Revaluation reserve	Totals	
		£	£	£	
	At 1 October 2021	(262,305)	221,394	(40,911)	
	Profit for the year	<u>8,545</u>		<u>8,545</u>	
	At 30 September 2022	<u>(253,760)</u>	<u>221,394</u>	<u>(32,366)</u>	
10.	ULTIMATE CONTROLLING PARTY				
	The ultimate controlling party is David Schreiber.				

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.