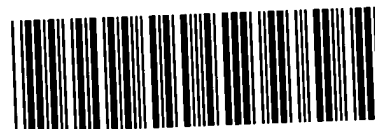


COMPANY REGISTRATION NUMBER: 11285521

ELCROFT 4 LIMITED
FILLETED UNAUDITED FINANCIAL STATEMENTS
30 JUNE 2020

WEDNESDAY



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COMPANIES HOUSE

ELCROFT 4 LIMITED**BALANCE SHEET****30 JUNE 2020**

| | Note | 2020 £ | 2019 £ |
|---|------|--------------------|--------------------|
| FIXED ASSETS | | | |
| Tangible assets | 4 | 1,901,474 | 1,901,474 |
| CURRENT ASSETS | | | |
| Debtors | 5 | 41,821 | 11,224 |
| Cash at bank and in hand | | <u>11,188</u> | <u>14,388</u> |
| | | 53,009 | 25,612 |
| CREDITORS: amounts falling due within one year | 6 | <u>(1,924,437)</u> | <u>(1,929,638)</u> |
| NET CURRENT LIABILITIES | | <u>(1,871,428)</u> | <u>(1,904,026)</u> |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | <u>30,046</u> | <u>(2,552)</u> |
| CAPITAL AND RESERVES | | | |
| Called up share capital | 7 | 300 | 300 |
| Profit and loss account | | <u>29,746</u> | <u>(2,852)</u> |
| SHAREHOLDERS FUNDS/(DEFICIT) | | <u>30,046</u> | <u>(2,552)</u> |

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the profit & loss account has not been delivered.

For the year ending 30 June 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements were approved by the board of directors and authorised for issue on 9 December 2020, and are signed on behalf of the board by:



Mr M Gross
Director

Company registration number: 11285521

The notes on pages 2 to 4 form part of these financial statements.

ELCROFT 4 LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 30 JUNE 2020

1. GENERAL INFORMATION

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is New Burlington House, 1075 Finchley Road, London, NW11 0PU.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

The outbreak of the Covid-19 pandemic in the first six months of 2020 has had a negative impact on the UK economy as a whole. Uncertainty surrounding Brexit and the associated potential financial costs may also have a negative impact. These risks are beyond the control of the company and represent uncertainty to the revenue and cash flow of the company for the foreseeable future.

Notwithstanding the uncertainty, the financial statements have been prepared in accordance with the accounting principles appropriate to a going concern, as the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due, based on the net current asset position of the company and available sources of finance.

Turnover

Turnover represents rents receivable and charges recoverable from the tenants of the company's properties, credit for which is taken when the charge is made to the tenants.

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

No depreciation is provided in respect of investment property applying the fair value model.

Investment property fair value is determined by the directors based on their understanding of property market conditions and the specific property.

ELCROFT 4 LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
YEAR ENDED 30 JUNE 2020

3. ACCOUNTING POLICIES *(continued)*

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

4. TANGIBLE ASSETS

| | Freehold property £ |
|--|------------------------------------|
| Cost | |
| At 1 July 2019 and 30 June 2020 | <u>1,901,474</u> |
| Carrying amount | |
| At 30 June 2020 | <u>1,901,474</u> |
| At 30 June 2019 | <u>1,901,474</u> |

Investment property fair value is determined by the director based on their understanding of property market conditions and the specific property.

The historical cost of the properties as at 30 June 2020 was £1,901,474.

ELCROFT 4 LIMITED
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
YEAR ENDED 30 JUNE 2020

5. DEBTORS

| | 2020 | 2019 |
|---------------|---------------|---------------|
| | £ | £ |
| Trade debtors | 41,521 | 10,866 |
| Other debtors | 300 | 358 |
| | <u>41,821</u> | <u>11,224</u> |

6. CREDITORS: amounts falling due within one year

| | 2020 | 2019 |
|---------------------------------|------------------|------------------|
| | £ | £ |
| Bank loans and overdrafts | 715,000 | 715,000 |
| Social security and other taxes | 1,199 | — |
| Other creditors | 1,206,738 | 1,213,138 |
| Accruals and deferred income | 1,500 | 1,500 |
| | <u>1,924,437</u> | <u>1,929,638</u> |

The bank loan is secured by way of a legal charge over the company's investment property and a floating charge over the borrowers' assets and undertakings.

7. CALLED UP SHARE CAPITAL

Authorised share capital

| | 2020 | | 2019 |
|----------------------------|------------|------------|------------|
| | No. | £ | No. |
| Ordinary shares of £1 each | <u>300</u> | <u>300</u> | <u>300</u> |

Issued, called up and fully paid

| | 2020 | | 2019 |
|----------------------------|------------|------------|------------|
| | No. | £ | No. |
| Ordinary shares of £1 each | <u>300</u> | <u>300</u> | <u>300</u> |

8. EVENTS AFTER THE END OF THE REPORTING PERIOD

The director has considered the impact of the Covid-19 pandemic on the revenue and operations of the company and the valuation of its assets. The current downturn in the UK economy has not had a significant impact on the company. The full financial effects on the valuation of assets cannot currently be quantified.

9. RELATED PARTY TRANSACTIONS

Amounts due to related parties:

Other creditors include loan balances aggregating £574,739 (2019: £586,139) which are interest-free and repayable upon demand and relate to companies which have connections with this company, either through its board or through its shareholders.