

REGISTERED NUMBER: 11924086 (England and Wales)

Unaudited Financial Statements for the Year Ended 30 April 2022

for

UK Capital Property Ltd

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for the Year Ended 30 April 2022

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Statement of Financial Position

30 April 2022

	Notes	30.4.22		30.4.21	
		£	£	£	£
FIXED ASSETS					
Property, plant and equipment	4		825		1,237
Investment property	5		<u>1,217,772</u>		<u>1,217,772</u>
			1,218,597		1,219,009
CURRENT ASSETS					
Debtors	6		-		654
Cash at bank		<u>348,839</u>		<u>320,565</u>	
		348,839		321,219	
CREDITORS					
Amounts falling due within one year	7	<u>1,100,923</u>		<u>1,100,202</u>	
NET CURRENT LIABILITIES			<u>(752,084)</u>		<u>(778,983)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			466,513		440,026
CREDITORS					
Amounts falling due after more than one year	8		<u>467,055</u>		<u>448,988</u>
NET LIABILITIES			<u>(542)</u>		<u>(8,962)</u>

The notes on pages 3 to 6 form part of these financial statements

Statement of Financial Position - continued

30 April 2022

	Notes	30.4.22 £	£	30.4.21 £	£
CAPITAL AND RESERVES					
Called up share capital	10		100		100
Retained earnings			(642)		(9,062)
SHAREHOLDERS' FUNDS			<u>(542)</u>		<u>(8,962)</u>

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

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

The director acknowledges her 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.

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 director and authorised for issue on 27 April 2023 and were signed by:

Miss Shelley The Countess Of Cromer - Director

Notes to the Financial Statements
for the Year Ended 30 April 2022

1. STATUTORY INFORMATION

UK Capital Property Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address are as below:

Registered number: 11924086

Registered office: 01 Meadlake Place
Thorpe Lea Road
Egham
Surrey
TW20 8HE

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.

Turnover

Turnover represents the fair value of rent received or receivable from the investment properties, excluding discounts, rebates, value added tax and other sales taxes.

Tangible fixed assets

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

Computer equipment - 25% on cost

Investment property

The investment property has been stated at cost. The Board do not consider the fair value of the property to be materially different from the value disclosed.

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.

Notes to the Financial Statements - continued
for the Year Ended 30 April 2022

2. **ACCOUNTING POLICIES - continued**

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Going concern

The company has net liabilities of £542. The accounts have been prepared on a going concern basis as the director has confirmed that she will continue to provide financial support to the company for the foreseeable future.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2021 - 1) .

4. **PROPERTY, PLANT AND EQUIPMENT**

	Computer equipment £
COST	
At 1 May 2021 and 30 April 2022	<u>1,649</u>
DEPRECIATION	
At 1 May 2021	412
Charge for year	<u>412</u>
At 30 April 2022	<u>824</u>
NET BOOK VALUE	
At 30 April 2022	<u>825</u>
At 30 April 2021	<u>1,237</u>

Notes to the Financial Statements - continued
for the Year Ended 30 April 2022

5. **INVESTMENT PROPERTY**

		Total £
COST		
At 1 May 2021 and 30 April 2022		<u>1,217,772</u>
NET BOOK VALUE		
At 30 April 2022		<u>1,217,772</u>
At 30 April 2021		<u>1,217,772</u>

Investment property situated at Flat 37, Hereford House, Fullham Road, London SW10 9UY is under a charge from Shawbrook Bank Limited. The charge was created on 13th May 2020.

6. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30.4.22 £	30.4.21 £
Other debtors	<u>-</u>	<u>654</u>

7. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30.4.22 £	30.4.21 £
Taxation and social security	71	286
Other creditors	<u>1,100,852</u>	<u>1,099,916</u>
	<u>1,100,923</u>	<u>1,100,202</u>

8. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	30.4.22 £	30.4.21 £
Bank loans	<u>467,055</u>	<u>448,988</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>467,055</u>	<u>448,988</u>

Notes to the Financial Statements - continued
for the Year Ended 30 April 2022

9. **SECURED DEBTS**

The following secured debts are included within creditors:

	30.4.22	30.4.21
	£	£
Bank loans	<u>467,055</u>	<u>448,988</u>

The loan amounting to 467,055 is secured by the way of charge on the property situated at Flat 37, Hereford House, Fullham Road, London SW10 9UY (disclosed as investment property). The charge was created in the name of Shawbrook Bank Limited on 13th May 2020.

10. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	30.4.22	30.4.21
			£	£
100	Ordinary	£1	<u>100</u>	<u>100</u>

11. **RELATED PARTY DISCLOSURES**

The company owes £1,020,485 to its director, Miss Shelley The Countess of Cromer who is also a sole shareholder of the company as at accounting year end date.

The company owes £144 as at accounting year end date to London Capital Finances Ltd, a company registered in United Kingdom (Company registered number: 11919206). Miss Shelley The Countess of Cromer is also a director and sole shareholder of this company

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.