

**ELLA MEWS INVESTMENTS LTD.  
UNAUDITED ACCOUNTS  
FOR THE PERIOD FROM 4 AUGUST 2020 TO 31 AUGUST 2021**

**ELLA MEWS INVESTMENTS LTD.**  
**UNAUDITED ACCOUNTS**  
**CONTENTS**

---

	<b>Page</b>
<u>Company information</u>	3
<u>Statement of financial position</u>	4
<u>Notes to the accounts</u>	5

**ELLA MEWS INVESTMENTS LTD.  
COMPANY INFORMATION  
FOR THE PERIOD FROM 4 AUGUST 2020 TO 31 AUGUST 2021**

---

**Directors** Simon Malcolm Lees  
Simon Anthony Talbot-Williams

**Company Number** 12791484 (England and Wales)

**Registered Office** C/O Anumerate Office 2.05  
Clockwise, Old Town Hall  
30 Tweedy Road  
Bromley  
BR1 3FE  
United Kingdom

**Accountants** Anumerate Limited  
Office 2.05, Clockwise  
Old Town Hall  
30 Tweedy Road  
Bromley  
BR13FE

**ELLA MEWS INVESTMENTS LTD.**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 AUGUST 2021**

	Notes	2021 £
<b>Fixed assets</b>		
Investment property	4	1,650,000
<b>Current assets</b>		
Debtors	5	354,881
<b>Creditors: amounts falling due within one year</b>	6	(732)
<b>Net current assets</b>		354,149
<b>Total assets less current liabilities</b>		2,004,149
<b>Creditors: amounts falling due after more than one year</b>	7	(1,875,122)
<b>Net assets</b>		129,027
<b>Capital and reserves</b>		
Called up share capital	8	119
Profit and loss account		128,908
<b>Shareholders' funds</b>		129,027

For the period ending 31 August 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board of Directors and authorised for issue on 27 December 2022 and were signed on its behalf by

Simon Malcolm Lees  
 Director

Company Registration No. 12791484

**ELLA MEWS INVESTMENTS LTD.**  
**NOTES TO THE ACCOUNTS**  
**FOR THE PERIOD FROM 4 AUGUST 2020 TO 31 AUGUST 2021**

---

**1 Statutory information**

Ella Mews Investments Ltd. is a private company, limited by shares, registered in England and Wales, registration number 12791484. The registered office is C/O Anumerate Office 2.05, Clockwise, Old Town Hall, 30 Twccdy Road, Bromley, BR1 3FE, United Kingdom.

**2 Compliance with accounting standards**

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

**3 Accounting policies**

The principal accounting policies adopted in the preparation of the financial statements are set out below and have been consistently applied within the same accounts.

***Basis of preparation***

The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

***Presentation currency***

The accounts are presented in £ sterling.

***Going concern***

Considering the anticipated rental profits and increase in property valuation, the Directors are of the opinion that the Company is a going concern

***Turnover - Rental income***

Turnover comprises the fair value of the consideration received or receivable for the provision of rental 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.

***Deferred taxation***

Deferred tax arises as a result of including items of income and expenditure in taxation computations in periods different from those in which they are included in the company's accounts. Deferred tax is provided in full on timing differences which result in an obligation to pay more (or less) tax at a future date, at the average tax rates that are expected to apply when the timing differences reverse, based on current tax rates and laws.

Deferred tax assets and liabilities are not discounted. 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.

***Investment property***

Investment property is included at fair value. Gains are recognised in the income statement. Deferred taxation is provided on these gains, at the rate expected to apply when the property is sold, when future profits are reasonably certain to be achieved.

**ELLA MEWS INVESTMENTS LTD.**  
**NOTES TO THE ACCOUNTS**  
**FOR THE PERIOD FROM 4 AUGUST 2020 TO 31 AUGUST 2021**

---

**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.

**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.

**4 Investment property**

	<b>2021</b> £
Additions	1,399,269
Net gain from fair value adjustments	250,731
	1,650,000
At 31 August 2021	1,650,000

Investment properties are carried at fair value. The property was purchased during the current financial year and refurbishment works commenced.

A valuation for mortgage purposes during the year placed a value of £1,650,000 on the property. The Directors are of the opinion that the balance reflected above approximates fair market value as at the financial year-end date.

As at the year-end date, £205,000 was advanced to contractors to commence further refurbishment works. The £205,000 payment in advance is reflected within the Debtors balances in note 6.

**5 Debtors**

	<b>2021</b> £
<b>Amounts falling due within one year</b>	
Accrued income and prepayments	99,921
Other debtors	205,000
	304,921
<b>Amounts falling due after more than one year</b>	
Accrued income and prepayments	49,960

**ELLA MEWS INVESTMENTS LTD.**  
**NOTES TO THE ACCOUNTS**  
**FOR THE PERIOD FROM 4 AUGUST 2020 TO 31 AUGUST 2021**

---

<b>6</b>	<b>Creditors: amounts falling due within one year</b>	<b>2021</b>
		<b>£</b>
	Loans from directors	732
		732

As at the year-end date the company owed the Director, Simon Lees, £732 for expenses paid on its behalf. Loans from Directors are unsecured, interest-free and carry no fixed terms of repayment.

<b>7</b>	<b>Creditors: amounts falling due after more than one year</b>	<b>2021</b>
		<b>£</b>
	Bank loans	1,072,500
	Other creditors	799,911
	Accruals	2,711
		1,875,122

Creditors falling due after one year include a mortgage held over property Unit C, Cressy Road, Hampstead for £1,072,500. The balance represents the mortgage capital liability. The loan is secured against the property and is for an 18 month term. Interest is charged at 10.2% and full interest for the 18 months was paid in advance. The prepaid interest is reflected within Debtors as a prepayment, being £99,921 charged within 12 months and £49,960 falling due after a year.

Other Creditors of £799,911 represents loans advanced by shareholders to finance the acquisition of the property and commence refurbishment works. The loans are unsecured, interest-free and carry no fixed terms of repayment.

<b>8</b>	<b>Share capital</b>	<b>2021</b>
		<b>£</b>
	Allotted, called up and fully paid:	
	8,929 Ordinary A shares of £0.01 each	89.29
	2,976 Ordinary B shares of £0.01 each	29.76
		119.05
	Shares issued during the period:	
	8,929 Ordinary A shares of £0.01 each	89.29
	2,976 Ordinary B shares of £0.01 each	29.76
		119.05

**9 Average number of employees**

During the period the average number of employees was 0.

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.