

COMPANY REGISTRATION NUMBER: 09586700

**Abbey View Investments Limited**  
**Filleted Unaudited Financial Statements**  
**30 September 2017**

# **Abbey View Investments Limited**

## **Financial Statements**

**Year ended 30 September 2017**

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# **Abbey View Investments Limited**

## **Officers and Professional Advisers**

**Director**

S B Spitz

**Registered office**

727-729 High Road

London

N12 0BP

**Accountants**

Complete Accounting Solutions

Chartered Certified Accountants

727-729 High Road

London

N12 0BP

# **Abbey View Investments Limited**

## **Chartered Certified Accountants Report to the Director on the Preparation of the Unaudited Statutory Financial Statements of Abbey View Investments Limited**

### **Year ended 30 September 2017**

As described on the statement of financial position, the director of the company is responsible for the preparation of the financial statements for the year ended 30 September 2017, which comprise the statement of financial position and the related notes. You consider that the company is exempt from an audit under the Companies Act 2006. In accordance with your instructions we have compiled these financial statements in order to assist you to fulfil your statutory responsibilities, from the accounting records and from information and explanations supplied to us.

Complete Accounting Solutions Chartered Certified Accountants

727-729 High Road London N12 0BP

# Abbey View Investments Limited

## Statement of Financial Position

30 September 2017

	Note	2017 £	2016 £
<b>Fixed assets</b>			
Tangible assets	4	1,216,249	1,437,015
Investments	5	430,861	572,837
		<u>1,647,110</u>	<u>2,009,852</u>
<b>Current assets</b>			
Debtors	6	1,115,812	79,448
Cash at bank and in hand		12,108	48,100
		<u>1,127,920</u>	<u>127,548</u>
<b>Creditors: amounts falling due within one year</b>	7	33,185	1,566
<b>Net current assets</b>		<u>1,094,735</u>	<u>125,982</u>
<b>Total assets less current liabilities</b>		<u>2,741,845</u>	<u>2,135,834</u>
<b>Creditors: amounts falling due after more than one year</b>	8	2,702,594	2,100,000
<b>Net assets</b>		<u>39,251</u>	<u>35,834</u>
<b>Capital and reserves</b>			
Called up share capital		300	300
Revaluation reserve		57,235	32,803
Profit and loss account		( 18,284)	2,731
<b>Shareholders funds</b>		<u>39,251</u>	<u>35,834</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 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 statement of comprehensive income has not been delivered.

For the year ending 30 September 2017 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 .

# **Abbey View Investments Limited**

## **Statement of Financial Position** *(continued)*

**30 September 2017**

These financial statements were approved by the board of directors and authorised for issue on 27 June 2018 , and are signed on behalf of the board by:

S B Spitz

Director

Company registration number: 09586700

# Abbey View Investments Limited

## Notes to the Financial Statements

### Year ended 30 September 2017

#### 1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 727-729 High Road, London, N12 0BP.

#### 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.

##### Investment properties

Investment properties are accounted for at their fair value every 3 years on a regular basis. Changes in fair value are reflected through the profit and loss account and any unrealised gains or losses are transferred from profit and loss to the fair value reserve. No depreciation is provided in respect of investment properties. This treatment is a departure from the requirements of the companies act 2006 which requires all properties to be depreciated. However, the director considers that these properties are not held for consumption but for investment and that to depreciate them would not give a true and fair view. The amount of depreciation which might otherwise have been charged cannot be separately identified or quantified as it is not practical to assess the estimated useful lives for investment properties.

##### Transition to FRS 102

The entity transitioned from previous UK GAAP to FRS 102 as at 12 May 2015. Details of how FRS 102 has affected the reported financial position and financial performance is given in note 9.

##### Judgements and key sources of estimation uncertainty

No significant judgements have had to be made by the directors in preparing these financial statements.

##### Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively. Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

## Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

## Investments

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

### 4. Tangible assets

	<b>Land and buildings</b>
	<b>£</b>
<b>Cost</b>	
At 1 October 2016	<b>1,437,015</b>
Other movements	<b>( 220,766)</b>
	-----
<b>At 30 September 2017</b>	<b>1,216,249</b>
	-----
<b>Depreciation</b>	
<b>At 1 October 2016 and 30 September 2017</b>	<b>—</b>
	-----
<b>Carrying amount</b>	
<b>At 30 September 2017</b>	<b>1,216,249</b>
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At 30 September 2016	1,437,015
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At the year end, the director is of the opinion that there is no material difference between cost and the revalued amount of the properties and that these are revalued regularly at 3 year intervals in line with the accounting policy adopted.

### 5. Investments

	<b>Other investments other than loans</b>
	<b>£</b>
<b>Cost</b>	
At 1 October 2016	<b>572,837</b>
Disposals	<b>( 166,409)</b>
Revaluations	<b>24,433</b>
	-----
<b>At 30 September 2017</b>	<b>430,861</b>
	-----
<b>Impairment</b>	
<b>At 1 October 2016 and 30 September 2017</b>	<b>—</b>
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**Carrying amount****At 30 September 2017****430,861**

At 30 September 2016

572,837

The investments have been revalued at their open market value based upon the valuations on recognised stock exchanges.

The entirety of the investments shown above comprise of listed investments.

**6. Debtors**

	<b>2017</b>	2016
	<b>£</b>	£
Other debtors	<b>1,115,812</b>	79,448

**7. Creditors: amounts falling due within one year**

	<b>2017</b>	2016
	<b>£</b>	£
Corporation tax	<b>731</b>	126
Other creditors	<b>32,454</b>	1,440
	<b>33,185</b>	1,566

**8. Creditors: amounts falling due after more than one year**

	<b>2017</b>	2016
	<b>£</b>	£
Other creditors	<b>2,702,594</b>	2,100,000

**9. Transition to FRS 102**

These are the first financial statements that comply with FRS 102. The company transitioned to FRS 102 on 12 May 2015.

No transitional adjustments were required in equity or profit or loss for the period.

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.