

**REGISTERED NUMBER: 11349840 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2020  
FOR  
HEATH ROAD ESTATES LTD**



**HEATH ROAD ESTATES LTD (REGISTERED NUMBER: 11349840)**

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FOR THE YEAR ENDED 31 MAY 2020**

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**HEATH ROAD ESTATES LTD**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 MAY 2020**

**DIRECTOR:** Mrs B B Stroh

**REGISTERED OFFICE:** 32 Paget Road  
London  
N16 5NQ

**REGISTERED NUMBER:** 11349840 (England and Wales)

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



**HEATH ROAD ESTATES LTD (REGISTERED NUMBER: 11349840)**

**STATEMENT OF FINANCIAL POSITION  
31 MAY  
2020**

	Notes	31.5.20 £	31.5.19 £
<b>FIXED ASSETS</b>			
Investment property	5	3,982,025	3,435,000
<b>CURRENT ASSETS</b>			
Debtors	6	10,000	12,060
Cash at bank		<u>20,249</u>	<u>780</u>
		30,249	12,840
<b>CREDITORS</b>			
Amounts falling due within one year	7	<u>(2,765,419)</u>	<u>(2,196,164)</u>
<b>NET CURRENT LIABILITIES</b>		<u>(2,735,170)</u>	<u>(2,183,324)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		1,246,855	1,251,676
<b>CREDITORS</b>			
Amounts falling due after more than one year	8	(1,234,132)	(1,234,132)
<b>NET ASSETS</b>		<u><u>12,723</u></u>	<u><u>17,544</u></u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	10	1	1
Retained earnings	11	<u>12,722</u>	<u>17,543</u>
<b>SHAREHOLDERS' FUNDS</b>		<u><u>12,723</u></u>	<u><u>17,544</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 May 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 2020 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.



**HEATH ROAD ESTATES LTD (REGISTERED NUMBER: 11349840)**

**STATEMENT OF FINANCIAL POSITION - continued**  
**31 MAY**  
**2020**

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 and authorised for issue by the director and authorised for issue on 15 February 2021 and were signed by:

Mrs B B Stroh - Director



**HEATH ROAD ESTATES LTD (REGISTERED NUMBER: 11349840)**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2020**

**1. STATUTORY INFORMATION**

Heath Road 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. STATEMENT OF COMPLIANCE**

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.

**3. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements have been prepared under the historical cost convention.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**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.

**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.

**4. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2019 - NIL).



## HEATH ROAD ESTATES LTD (REGISTERED NUMBER: 11349840)

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MAY 2020

5.	<b>INVESTMENT PROPERTY</b>		Total £
	<b>FAIR VALUE</b>		
	At 1 June 2019		3,435,000
	Additions		<u>547,025</u>
	At 31 May 2020		<u>3,982,025</u>
	<b>NET BOOK VALUE</b>		
	At 31 May 2020		<u>3,982,025</u>
	At 31 May 2019		<u>3,435,000</u>
6.	<b>DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>		
		31.5.20	31.5.19
		£	£
	Trade debtors	-	2,060
	Other debtors	<u>10,000</u>	<u>10,000</u>
		<u>10,000</u>	<u>12,060</u>
7.	<b>CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>		
		31.5.20	31.5.19
		£	£
	Trade creditors	7,723	-
	Amounts owed to group undertakings	2,588,422	2,188,932
	Taxation and social security	4,118	4,118
	Other creditors	<u>165,156</u>	<u>3,114</u>
		<u>2,765,419</u>	<u>2,196,164</u>
8.	<b>CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>		
		31.5.20	31.5.19
		£	£
	Bank loans	<u>1,234,132</u>	<u>1,234,132</u>
	Amounts falling due in more than five years:		
	Repayable by instalments		
	Bank loans more 5 yr by instal	<u>1,234,132</u>	<u>1,234,132</u>
9.	<b>SECURED DEBTS</b>		
	The following secured debts are included within creditors:		
		31.5.20	31.5.19
		£	£
	Bank loans	<u>1,234,132</u>	<u>1,234,132</u>
	Bank loan is secured by first charge over the investment property of the company.		



**HEATH ROAD ESTATES LTD (REGISTERED NUMBER: 11349840)**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MAY 2020**

**10. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	31.5.20	31.5.19
1	Ordinary	£1	£ <u>1</u>	£ <u>1</u>

**11. RESERVES**

	Retained earnings £
At 1 June 2019	17,543
Deficit for the year	<u>(4,821)</u>
At 31 May 2020	<u>12,722</u>



