

**Ives Street <sup>Apache</sup> Developments Limited**

Registered number: 02569755

**Balance Sheet**

as at 31 December 2021

	Notes	2021 £	2020 £
<b>Fixed assets</b>			
Tangible assets	2	9,092,235	9,092,235
<b>Current assets</b>			
Debtors	3	6,034,248	6,516,386
Cash at bank and in hand		1,270,136	1,344,088
		<u>7,304,384</u>	<u>7,860,474</u>
<b>Creditors: amounts falling due within one year</b>	4	(158,715)	(422,597)
<b>Net current assets</b>		<u>7,145,669</u>	<u>7,437,877</u>
<b>Total assets less current liabilities</b>		<u>16,237,904</u>	<u>16,530,112</u>
<b>Creditors: amounts falling due after more than one year</b>	5	-	(534,780)
<b>Net assets</b>		<u>16,237,904</u>	<u>15,995,332</u>
<b>Capital and reserves</b>			
Called up share capital	6	1,855,628	1,855,628
Share premium	7	999,996	999,996
Capital redemption reserve	8	544,376	544,376
Profit and loss account	9	12,837,904	12,595,332
<b>Shareholders' funds</b>		<u>16,237,904</u>	<u>15,995,332</u>

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

N J Price

Director

Approved by the board on 23 September 2022

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**Ives Street Developments Limited**  
**Notes to the Accounts**  
**for the year ended 31 December 2021**

**1 Accounting policies**

***Basis of preparation***

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard).

***Turnover***

Turnover represents rental income from the investment properties and originates wholly from the United Kingdom.

***Depreciation***

No depreciation has been provided on land and buildings which are not held for consumption but for their investment potential.

**2 Tangible fixed assets**

	<b>Land and buildings</b>
	<b>£</b>
<b>Cost</b>	
At 1 January 2021	9,092,235
At 31 December 2021	<u>9,092,235</u>
<b>Depreciation</b>	
At 31 December 2021	<u>-</u>
<b>Net book value</b>	
At 31 December 2021	<u>9,092,235</u>
At 31 December 2020	<u>9,092,235</u>

**3 Debtors**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Prepayments & accrued income	28,775	17,753
Amounts owed by related parties	5,406,987	3,133,542
Other debtors	598,486	3,365,091
	<u>6,034,248</u>	<u>6,516,386</u>

**4 Creditors: amounts falling due within one year**

**2021**                      **2020**

	£	£
Bank loans	-	200,000
Accruals & deferred income	101,923	158,911
Other creditors	-	4,140
Corporation tax	56,792	59,546
	<u>158,715</u>	<u>422,597</u>

**5 Creditors: amounts falling due after one year** **2021**  
£ **2020**  
£

Bank loans	<u>-</u>	<u>534,780</u>
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**6 Share capital** **2021** **2021** **2020**

	<b>Nominal value</b>	<b>2021 Number</b>	<b>£</b>	<b>£</b>
Allotted, called up and fully paid:				
Ordinary shares	£1 each	1,855,628	<u>1,855,628</u>	<u>1,855,628</u>

**7 Share premium** **2021**  
£

At 1 January 2021 999,996

At 31 December 2021 999,996

**8 Capital redemption reserve** **2021**  
£

At 1 January 2021 544,376

At 31 December 2021 544,376

**9 Profit and loss account** **2021**  
£

At 1 January 2021 12,595,332

Profit for the year 242,572

At 31 December 2021 12,837,904

**11 Other information**

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The average number of persons employed by the company in  
the financial year was:

0

Ives Street Developments Limited is a private company limited by shares and registered in England and Wales. Its registered office is:

25 Ives Street

London

SW3 2ND