

Registration number: 02402162

ZINCKIRK PROPERTIES LIMITED

Financial Statements
for the Year Ended 30 April 2017

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COMPANIES HOUSE

BREBNERS

Chartered Accountants & Statutory Auditor
1st Floor
1 Suffolk Way
Sevenoaks
Kent
TN13 1YL

ZINCKIRK PROPERTIES LIMITED

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ZINCKIRK PROPERTIES LIMITED

Company Information

Directors	Mrs Novello Lesley Noades Mr Ryan Oliver Noades
Registered office	Streete Court Rooks Nest Park Godstone Surrey RH9 8BY
Auditors	Brebners Chartered Accountants & Statutory Auditor 1st Floor 1 Suffolk Way Sevenoaks Kent TN13 1YL

ZINCKIRK PROPERTIES LIMITED

Statement of Directors' Responsibilities

The directors acknowledge their responsibilities for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless she is satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006 and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ZINCKIRK PROPERTIES LIMITED

Statement of Financial Position as at 30 April 2017

	Note	2017 £	2016 £
Current assets			
Debtors	3	38,220	-
Cash at bank and in hand		-	239,142
		38,220	239,142
Creditors: Amounts falling due within one year	4	-	(202,560)
Net assets		38,220	36,582
Capital and reserves			
Called up share capital		100	100
Profit and loss account		38,120	36,482
Total equity		38,220	36,582

The notes on pages 5 to 8 form an integral part of these financial statements.

ZINCKIRK PROPERTIES LIMITED

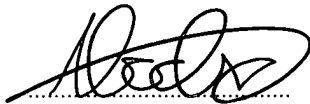
Statement of Financial Position as at 30 April 2017

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Statement of Income and Retained Earnings has been taken.

Approved and authorised by the director on

06/11/2017



Mr Ryan Oliver Noades

Director

Company registration number: 02402162

The notes on pages 5 to 8 form an integral part of these financial statements.

ZINCKIRK PROPERTIES LIMITED

Notes to the Financial Statements for the Year Ended 30 April 2017

1 GENERAL INFORMATION

The company is a private company limited by share capital incorporated in England and Wales.

The address of its registered office is:

Streete Court
Rooks Nest Park
Godstone
Surrey
RH9 8BY

The principal activity of the company is that of property lettings.

2 ACCOUNTING POLICIES

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention except any items disclosed in the accounting policies as being shown at fair value and are presented in sterling, which is the functional currency of the entity.

Audit Report

The Senior Statutory Auditors' Report was unqualified.

The Senior Statutory Auditor who signed the audit report on 23/11/17 was Martin Widdowson, who signed for and on behalf of Brebners.

Tax

The tax expense for the period comprises current tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

ZINCKIRK PROPERTIES LIMITED

Notes to the Financial Statements for the Year Ended 30 April 2017

Trade 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.

Trade 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.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Financial instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

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Notes to the Financial Statements for the Year Ended 30 April 2017

Related parties

For the purposes of these financial statements, a party is considered to be related to the company if:

- (i) the party has the ability, directly or indirectly, through one or more intermediaries, to control the company or exercise significant influence over the company in making financial and operating policy decisions, or has joint control over the company;
- (ii) the company and the party are subject to common control;
- (iii) the party is an associate of the company or a joint venture in which the company is a venturer;
- (iv) the party is a member of key management personnel of the company or the company's parent, or a close family member of such an individual, or is an entity under the control, joint control or significant influence of such individuals;
- (v) the party is a close family member of a party referred to in (i) or is an entity under the control, joint control or significant influence of such individuals;
- (vi) the party is a post-employment benefit plan which is for the benefit of employees of the company or of any entity that is a related party of the company; or
- (vii) the party, or any member of a group of which it is part, provides key management personnel services to the company or its parent.

Close family members of an individual are those family members who may be expected to influence, or be influenced by, that individual in their dealings with the entity.

ZINCKIRK PROPERTIES LIMITED

Notes to the Financial Statements for the Year Ended 30 April 2017

3 DEBTORS

	2017 £	2016 £
Amounts owed by group undertakings	38,220	-
	<u>38,220</u>	<u>-</u>

4 CREDITORS

	2017 £	2016 £
Due within one year		
Amounts owed to group undertakings	-	202,560
	<u>-</u>	<u>202,560</u>

5 CONTINGENCIES

The company has guaranteed jointly with other group companies, the group's bank loan and overdraft facilities amounting to £5,000,000. The guarantee is secured by a fixed and floating charge over the assets and undertakings of the company. No liability is expected to arise on the company from this guarantee.

6 RELATED PARTY DISCLOSURES

Exemption has been taken under Paragraph 1AC.35, FRS 102, not to disclose transactions and balances with other group companies that are wholly owned within the group.

7 CONTROLLING PARTY

The parent undertaking is Altonwood Holdings Limited whose registered office is Streete Court, Rooks Nest Park, Godstone, Surrey, RH9 8BY.

Altonwood Holding Limited is the parent company to the largest and smallest group preparing group accounts including the results of Zinckirk Properties Limited