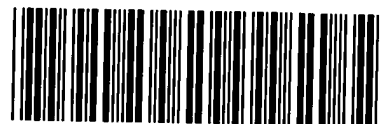


CoHSE

Glenview Estates Limited
Unaudited Financial Statements
for the Year Ended 30 April 2017

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COMPANIES HOUSE

Glenview Estates Limited
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for the Year Ended 30 April 2017

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Glenview Estates Limited
Company Information
for the Year Ended 30 April 2017

DIRECTORS:

N C Evans
Mrs A F Evans

SECRETARY:

N C Evans

REGISTERED OFFICE:

The Viking House
High Street
West End
Southampton
Hampshire
SO30 3DS

REGISTERED NUMBER:

03227808 (England and Wales)

ACCOUNTANTS:

Lane Monnington Welton
Chartered Accountants
Riverside View
Basing Road
Old Basing
Basingstoke
Hampshire
RG24 7AL

Balance Sheet
30 April 2017

	Notes	30.4.17 £	30.4.16 £
FIXED ASSETS			
Tangible assets	3	408,578	413,442
Investments	4	26,000	26,000
Investment property	5	598,220	598,220
		<u>1,032,798</u>	<u>1,037,662</u>
CURRENT ASSETS			
Debtors	6	92,761	8
Cash in hand		13,194	15,600
		<u>105,955</u>	<u>15,608</u>
CREDITORS			
Amounts falling due within one year	7	57,456	56,586
		<u></u>	<u></u>
NET CURRENT ASSETS/(LIABILITIES)		<u>48,499</u>	<u>(40,978)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,081,297</u>	<u>996,684</u>
CREDITORS			
Amounts falling due after more than one year	8	318,419	358,310
		<u></u>	<u></u>
NET ASSETS		<u><u>762,878</u></u>	<u><u>638,374</u></u>
CAPITAL AND RESERVES			
Called up share capital	10	287,045	287,045
Retained earnings		475,833	351,329
		<u></u>	<u></u>
SHAREHOLDERS' FUNDS		<u><u>762,878</u></u>	<u><u>638,374</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 April 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 April 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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.

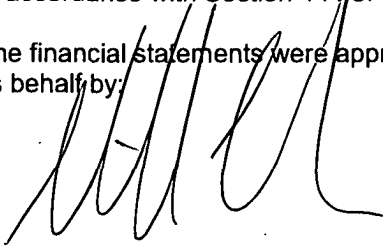
The notes form part of these financial statements

**Balance Sheet - continued
30 April 2017**

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 19 September 2017 and were signed on its behalf by:

A handwritten signature in black ink, appearing to be 'N C Evans', written over the text 'The financial statements were approved by the Board of Directors on 19 September 2017 and were signed on its behalf by:'.

N C Evans - Director

The notes form part of these financial statements

Glenview Estates Limited

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

1. STATUTORY INFORMATION

Glenview Estates Limited 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.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

These are the first financial statements that comply with FRS 102 Section 1A "Small Entities". The transition to FRS 102 Section 1A "Small Entities" has not resulted in any material changes to either these financial statements or the comparative period.

Significant judgements and estimates

The directors have made key assumptions in the determination of the fair value of an investment property in respect of the state of the property market in the location where the property is situated and in respect of the range of reasonable fair value estimates of the asset.

Turnover

Turnover represents rents receivable during the year.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - 0% on land and 2% on cost of buildings

Investments in subsidiaries

Investments in subsidiary undertakings are recognised at cost less any provision for impairment.

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.

Financial instruments

Debtors and creditors payable/receivable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

Loans and borrowings

Loans and borrowings are initially recognised at the transaction price, including transaction costs. Subsequently they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a finance transaction it is measured at present value.

Glenview Estates Limited

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2017**

2. ACCOUNTING POLICIES - continued

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 balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date, adjusted for indexation where applicable.

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.

Group accounts

The financial statements present information about the company as an individual undertaking and not about its group. The company and its subsidiary undertaking comprise a small sized group. The company has therefore taken advantage of the exemptions provided by the Companies Act 2006 not to prepare group accounts.

3. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 May 2016 and 30 April 2017	486,402
DEPRECIATION	
At 1 May 2016	72,960
Charge for year	4,864
At 30 April 2017	77,824
NET BOOK VALUE	
At 30 April 2017	408,578
At 30 April 2016	413,442

Glenview Estates Limited

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2017**

4. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
COST	
At 1 May 2016 and 30 April 2017	192,045
PROVISIONS	
At 1 May 2016 and 30 April 2017	166,045
NET BOOK VALUE	
At 30 April 2017	26,000
At 30 April 2016	26,000

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 May 2016 and 30 April 2017	598,220
NET BOOK VALUE	
At 30 April 2017	598,220
At 30 April 2016	598,220

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.4.17 £	30.4.16 £
Amounts owed by group undertakings	92,503	-
Other debtors	258	8
	<u>92,761</u>	<u>8</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.4.17 £	30.4.16 £
Bank loans and overdrafts	39,456	36,936
Amounts owed to group undertakings	-	1,438
Taxation and social security	18,000	18,212
	<u>57,456</u>	<u>56,586</u>

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	30.4.17 £	30.4.16 £
Bank loans	318,419	358,310

Glenview Estates Limited

**Notes to the Financial Statements - continued
for the Year Ended 30 April 2017**

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR - continued

	30.4.17	30.4.16
	£	£
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans - more than 5 years	148,275	210,566
	<u>148,275</u>	<u>210,566</u>

The bank loans are secured by a fixed charge over the freehold and investment properties.

The company also has offered the freehold property as a guarantee against the bank borrowings of the subsidiary company, Viking Garages Limited.

9. SECURED DEBTS

The following secured debts are included within creditors:

	30.4.17	30.4.16
	£	£
Bank loans	355,355	395,246
	<u>355,355</u>	<u>395,246</u>

10. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	30.4.17	30.4.16
			£	£
287,045	Ordinary	£1	287,045	287,045
			<u>287,045</u>	<u>287,045</u>