

**REGISTERED NUMBER: 03580283 (England and Wales)**

**Unaudited Financial Statements**  
**for the Year Ended 31 December 2018**  
**for**  
**FAIRWAYS ESTATES LIMITED**

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for the year ended 31 December 2018**

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**FAIRWAYS ESTATES LIMITED**  
**Company Information**  
**for the year ended 31 December 2018**

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**Directors:**

R G Pagan  
Ms E Shalliker  
R A Stanley  
Ms J Ashley  
L Riglet

**Registered office:**

c/o HML Group  
94 Park Lane  
Croydon  
Surrey  
CR0 1JB

**Registered number:**

03580283 (England and Wales)

**Accountants:**

Haines Watts  
Chartered Accountants  
Aissela  
46 High Street  
Esher  
Surrey  
KT10 9QY

**Balance Sheet**  
**31 December 2018**

			2018		2017
	Notes	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	4		344,211		344,211
<b>Current assets</b>					
Debtors	5	29,210		9,496	
Cash at bank and in hand		<u>41,006</u>		<u>41,266</u>	
		70,216		50,762	
<b>Creditors</b>					
Amounts falling due within one year	6	<u>17,620</u>		<u>3,619</u>	
<b>Net current assets</b>			<u>52,596</u>		<u>47,143</u>
<b>Total assets less current liabilities</b>			<u>396,807</u>		<u>391,354</u>
<b>Capital and reserves</b>					
Called up share capital	7		143		143
Share premium			343,704		343,704
Retained earnings			<u>52,960</u>		<u>47,507</u>
<b>Shareholders' funds</b>			<u>396,807</u>		<u>391,354</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2018 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 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
- (b) and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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 Profit and Loss Account has not been delivered.

The financial statements were approved by the Board of Directors on 26 September 2019 and were signed on its behalf by:

Ms E Shalliker - Director

R A Stanley - Director

**Notes to the Financial Statements  
for the year ended 31 December 2018**

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**1. Statutory information**

Fairways 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.

The presentation currency of the financial statements is the Pound Sterling (£).

**2. Accounting policies**

**Basis of preparing the financial statements**

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

**Key source of estimation, uncertainty and judgement**

The preparation of financial statements in conformity with generally accepted accounting practice requires management to make estimates and judgement that affect the reported amounts of assets and liabilities as well as the disclosure of contingent assets and liabilities at the balance sheet date and the reported amounts of revenues and expenses during the reporting period.

**Turnover**

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

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life. For freehold property, the depreciation is nil.

**Financial instruments**

Financial assets and financial liabilities are recognised in the balance sheet when the company becomes a party to the contractual provisions of the instrument.

Trade and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the company will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank and bank overdrafts.

Financial liabilities and equity instruments issued by the company are classified in accordance with the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities. Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs.

**Taxation**

Taxation for the year comprises of current tax. Tax is recognised in the Profit and Loss Account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

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.

**3. Employees and directors**

The average number of employees during the year was NIL (2017 - NIL).

Notes to the Financial Statements - continued  
for the year ended 31 December 2018

4.	<b>Tangible fixed assets</b>	<b>Freehold property £</b>		
	<b>Cost</b>			
	At 1 January 2018			
	and 31 December 2018			344,211
	<b>Net book value</b>			
	At 31 December 2018			344,211
	At 31 December 2017			<u>344,211</u>
5.	<b>Debtors: amounts falling due within one year</b>	<b>2018</b>	<b>2017</b>	
		£	£	
	Other debtors	14,049	4,640	
	Managing Agents	15,161	-	
	Prepayments and accrued income	-	4,856	
		<u>29,210</u>	<u>9,496</u>	
6.	<b>Creditors: amounts falling due within one year</b>	<b>2018</b>	<b>2017</b>	
		£	£	
	Tax	1,279	1,227	
	Other creditors	15,573	1,175	
	Accruals and deferred income	768	1,217	
		<u>17,620</u>	<u>3,619</u>	
7.	<b>Called up share capital</b>			
	<b>Allotted, issued and fully paid:</b>			
	<b>Number: Class:</b>	<b>Nominal value:</b>	<b>2018</b>	<b>2017</b>
		£	£	£
	60 Ordinary A shares	£1	60	60
	81 Ordinary B shares	£1	81	81
	2 Ordinary Subscriber shares	£1	2	2
			<u>143</u>	<u>143</u>

**Chartered Accountants' Report to the Board of Directors  
on the Unaudited Financial Statements of  
Fairways Estates Limited**

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**The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Fairways Estates Limited for the year ended 31 December 2018 which comprise the Profit and Loss Account, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Fairways Estates Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Fairways Estates Limited and state those matters that we have agreed to state to the Board of Directors of Fairways Estates Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Fairways Estates Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Fairways Estates Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Fairways Estates Limited. You consider that Fairways Estates Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Fairways Estates Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Haines Watts  
Chartered Accountants  
Aissela  
46 High Street  
Esher  
Surrey  
KT10 9QY

26 September 2019

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.