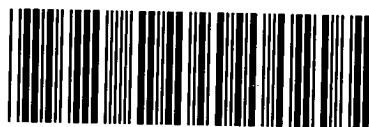


Company Registration No. 04020499 (England and Wales)

EPIC MANAGEMENT LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2013

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EPIC MANAGEMENT LIMITED

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EPIC MANAGEMENT LIMITED

INDEPENDENT AUDITORS' REPORT TO EPIC MANAGEMENT LIMITED UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of Epic Management Limited for the year ended 31 December 2013 prepared under section 396 of the Companies Act 2006.

This report is made solely to the company, in accordance with Chapter 10 of Part 15 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section.

SPW(UK)LLP ✓

Mr Paul Winter (Senior Statutory Auditor)
for and on behalf of SPW (UK) LLP

12 September 2014

Chartered Accountants
Statutory Auditor

Chartered Accountants
Gable House
239 Regents Park Road
London
N3 3LF

EPIC MANAGEMENT LIMITED

ABBREVIATED BALANCE SHEET

AS AT 31 DECEMBER 2013

	Notes	2013 £	£	2012 £	£
Fixed assets					
Tangible assets	2		110,721		137,334
Current assets					
Debtors		4,349,117		1,937,533	
Cash at bank and in hand		719,480		9,223	
		<u>5,068,597</u>		<u>1,946,756</u>	
Creditors: amounts falling due within one year		<u>(4,812,646)</u>		<u>(1,728,156)</u>	
Net current assets			<u>255,951</u>		<u>218,600</u>
Total assets less current liabilities			<u>366,672</u>		<u>355,934</u>
Creditors: amounts falling due after more than one year			<u>-</u>		<u>(8,534)</u>
			<u>366,672</u>		<u>347,400</u>
Capital and reserves					
Called up share capital	3		1		1
Profit and loss account			<u>366,671</u>		<u>347,399</u>
Shareholders' funds			<u>366,672</u>		<u>347,400</u>

These abbreviated financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the Board for issue on 12 September 2014


M Elghanayan
Director

Company Registration No. 04020499

EPIC MANAGEMENT LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2013

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005).

1.2 Turnover

Turnover represents amounts receivable for goods and services net of VAT and trade discounts.

1.3 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Plant and equipment	25% reducing balance
Fixtures and fittings	25% reducing balance
Motor vehicles	25% reducing balance

1.4 Foreign currency translation

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. All differences are taken to profit and loss account.

2 Fixed assets

	Tangible assets £
Cost	
At 1 January 2013	363,142
Additions	10,294
	<hr/>
At 31 December 2013	373,436
	<hr/>
Depreciation	
At 1 January 2013	225,808
Charge for the year	36,907
	<hr/>
At 31 December 2013	262,715
	<hr/>
Net book value	
At 31 December 2013	110,721
	<hr/>
At 31 December 2012	137,334
	<hr/>

EPIC MANAGEMENT LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2013

3	Share capital	2013	2012
		£	£
	Allotted, called up and fully paid		
	1 Ordinary shares of £1 each	1	1
		<u>1</u>	<u>1</u>

4 Ultimate parent company

The ultimate parent company is Epic UK Limited formerly known as Epic Holdings Limited, a company registered in England and Wales.

5 Related party relationships and transactions

Property management fees of £111,220 (2012 - £168,411) represent amounts paid to Epic Property Asset Management Limited a fellow subsidiary for property portfolio management services.