

UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD 1 APRIL 2019 TO 31 DECEMBER 2019
FOR
EDCH PROPERTIES LIMITED

Andorran Limited
6 Manor Park Business Centre
Mackenzie Way
Cheltenham
Gloucestershire
GL51 9TX

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE PERIOD 1 APRIL 2019 TO 31 DECEMBER 2019**

	Page
Company Information	1
Abridged Statement of Financial Position	2
Notes to the Financial Statements	4
Chartered Accountants' Report	7

EDCH PROPERTIES LIMITED
COMPANY INFORMATION
FOR THE PERIOD 1 APRIL 2019 TO 31 DECEMBER 2019

DIRECTORS: M Choyce
S T Edwards

SECRETARY: M Choyce

REGISTERED OFFICE: 280 Barton Street
Gloucester
Gloucestershire
GL1 4JJ

REGISTERED NUMBER: 05600257 (England and Wales)

ACCOUNTANTS: Andorran Limited
6 Manor Park Business Centre
Mackenzie Way
Cheltenham
Gloucestershire
GL51 9TX

ABRIDGED STATEMENT OF FINANCIAL POSITION
31 DECEMBER 2019

	Notes	31.12.19 £	31.3.19 £
FIXED ASSETS			
Tangible assets	4	466,784	-
Investments	5	<u>9,200</u>	<u>-</u>
		<u>475,984</u>	<u>-</u>
CURRENT ASSETS			
Debtors		30,000	-
Cash at bank and in hand		<u>13,844</u>	<u>2</u>
		43,844	2
CREDITORS			
Amounts falling due within one year		<u>(20,000)</u>	<u>-</u>
NET CURRENT ASSETS		<u>23,844</u>	<u>2</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		499,828	2
CREDITORS			
Amounts falling due after more than one year	6	<u>(180,000)</u>	<u>-</u>
NET ASSETS		<u>319,828</u>	<u>2</u>
CAPITAL AND RESERVES			
Called up share capital	8	9,202	2
Retained earnings		<u>310,626</u>	<u>-</u>
SHAREHOLDERS' FUNDS		<u>319,828</u>	<u>2</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 December 2019.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 December 2019 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 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

ABRIDGED STATEMENT OF FINANCIAL POSITION - continued
31 DECEMBER 2019

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

All the members have consented to the preparation of an abridged Statement of Financial Position for the period ended 31 December 2019 in accordance with Section 444(2A) of the Companies Act 2006.

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

The financial statements were approved by the Board of Directors and authorised for issue on 30 September 2020 and were signed on its behalf by:

M Choyce - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 1 APRIL 2019 TO 31 DECEMBER 2019**

1. STATUTORY INFORMATION

EDCH Properties 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.

Tangible fixed assets

No depreciation was provided in the period as the property was not acquired until the end of the period.

Investments in subsidiaries

Investments in subsidiary undertakings are recognised at cost.

Taxation

Taxation for the period comprises current and deferred tax. Tax is recognised in the Statement of Income and Retained Earnings, 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 statement of financial position date.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the period was 2 (2019 - NIL) .

4. TANGIBLE FIXED ASSETS

COST

Additions

At 31 December 2019

NET BOOK VALUE

At 31 December 2019

Totals
£

466,784

466,784

466,784

The freehold property was acquired on 31 December 2019 and therefore no depreciation has been charged in this period.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 1 APRIL 2019 TO 31 DECEMBER 2019

5. FIXED ASSET INVESTMENTS

Information on investments other than loans is as follows:

	Totals £
COST	
Additions	<u>9,200</u>
At 31 December 2019	<u>9,200</u>
NET BOOK VALUE	
At 31 December 2019	<u>9,200</u>

6. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN FIVE YEARS

	31.12.19 £	31.3.19 £
Repayable by instalments		
Bank loans more 5 yr by instal	<u>100,000</u>	<u>-</u>

7. SECURED DEBTS

The following secured debts are included within creditors:

	31.12.19 £	31.3.19 £
Bank loans	<u>200,000</u>	<u>-</u>

The bank loan is secured by a debenture and a fixed charge over the company's freehold property

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.12.19 £	31.3.19 £
9,002	Ordinary	£1	9,002	2
(31.3.19 - 2)				
100	A Preference	£1	100	-
100	B Preference	£1	<u>100</u>	<u>-</u>
			<u>9,202</u>	<u>2</u>

The following shares were issued during the period for cash at par :

9,000 Ordinary shares of £1
 100 A Preference shares of £1
 100 B Preference shares of £1

The above share issue was made in exchange for the entire share capital of the company's subsidiary, Smith & Choyce Limited.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 1 APRIL 2019 TO 31 DECEMBER 2019

9. RELATED PARTY DISCLOSURES

The Old Joinery Company Limited

Company under common control

During the period, the company advanced £30,000 to The Old Joinery Company Limited as working capital. The advance is unsecured, interest-free and repayable on demand.

	31.12.19	31.3.19
	£	£
Amount due from related party at the balance sheet date	<u>30,000</u>	<u>-</u>

Smith & Choyce Limited

Wholly-owned subsidiary company

During the period, the company purchased, at arm's length, the freehold property from which Smith & Choyce Limited traded.

At the end of the period, Smith & Choyce Limited paid a dividend to its parent company to settle all sums owing.

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
EDCH PROPERTIES LIMITED**

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 Statement of Financial Position. 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 EDCH Properties Limited for the period ended 31 December 2019 which comprise the Statement of Income and Retained Earnings, Abridged Statement of Financial Position 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 EDCH Properties 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 EDCH Properties Limited and state those matters that we have agreed to state to the Board of Directors of EDCH Properties 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 EDCH Properties Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that EDCH Properties 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 EDCH Properties Limited. You consider that EDCH Properties Limited is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the financial statements of EDCH Properties 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.

Andorran Limited
6 Manor Park Business Centre
Mackenzie Way
Cheltenham
Gloucestershire
GL51 9TX

30 September 2020

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.