

**REGISTERED NUMBER: 06077393 (England and Wales)**

Unaudited Financial Statements for the Year Ended 28 February 2017

for

I.Q. Property Investments Limited

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for the Year Ended 28 February 2017

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**DIRECTORS:**

J D Matthews  
Mrs J Matthews  
R Armstrong

**REGISTERED OFFICE:**

Yorkshire House  
Nostell Estate Yard  
Wakefield  
WF4 1AB

**REGISTERED NUMBER:**

06077393 (England and Wales)

**ACCOUNTANTS:**

Equate Limited  
Chartered Certified Accountants  
17 Appleton Court  
Calder Park  
Wakefield  
West Yorkshire  
WF2 7AR

Balance Sheet  
28 February 2017

	Notes	28.2.17 £	£	29.2.16 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		2,277		1,721
<b>CURRENT ASSETS</b>					
Debtors	5	4,170		10,154	
Cash at bank and in hand		<u>21,336</u>		<u>42,453</u>	
		25,506		52,607	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>2,355</u>		<u>10,234</u>	
<b>NET CURRENT ASSETS</b>			<u>23,151</u>		<u>42,373</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			25,428		44,094
<b>PROVISIONS FOR LIABILITIES</b>			403		305
<b>NET ASSETS</b>			<u>25,025</u>		<u>43,789</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			140		140
Retained earnings			<u>24,885</u>		<u>43,649</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>25,025</u>		<u>43,789</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 28 February 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 28 February 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 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)

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 5 April 2017 and were signed on its behalf by:

J D Matthews - Director

Notes to the Financial Statements  
for the Year Ended 28 February 2017

1. **STATUTORY INFORMATION**

I.Q. Property Investments 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.

**Turnover**

The company receives commission income from developers in respect of property investments the company arranges for its clients. Commission income is recognised at the point the client signs the contract for the investment and therefore triggers commission income from the developer.

**Tangible fixed assets**

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

Fixtures and fittings	- 15% on reducing balance
Computer equipment	- 20% on cost

**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.

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.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 .

Notes to the Financial Statements - continued  
for the Year Ended 28 February 20174. **TANGIBLE FIXED ASSETS**

	Fixtures and fittings £	Computer equipment £	Totals £
<b>COST</b>			
At 1 March 2016	1,601	2,039	3,640
Additions	-	1,155	1,155
At 28 February 2017	<u>1,601</u>	<u>3,194</u>	<u>4,795</u>
<b>DEPRECIATION</b>			
At 1 March 2016	703	1,216	1,919
Charge for year	78	521	599
At 28 February 2017	<u>781</u>	<u>1,737</u>	<u>2,518</u>
<b>NET BOOK VALUE</b>			
At 28 February 2017	<u>820</u>	<u>1,457</u>	<u>2,277</u>
At 29 February 2016	<u>898</u>	<u>823</u>	<u>1,721</u>

Fixed assets are stated at their cost prices, less accumulated depreciation and less amounts recognised in respect of impairment.

5. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	28.2.17 £	29.2.16 £
Trade debtors	-	4,900
Amounts owed by group undertakings	636	486
Directors' current accounts	3,534	1,234
VAT	-	3,112
Prepayments and accrued income	-	422
	<u>4,170</u>	<u>10,154</u>

6. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	28.2.17 £	29.2.16 £
Trade creditors	(1)	-
Tax	297	7,693
Social security and other taxes	-	541
VAT	59	-
Accruals and deferred income	<u>2,000</u>	<u>2,000</u>
	<u>2,355</u>	<u>10,234</u>

Notes to the Financial Statements - continued  
for the Year Ended 28 February 2017

7. **DIRECTORS' ADVANCES, CREDITS AND GUARANTEES**

The following advances and credits to a director subsisted during the years ended 28 February 2017 and 29 February 2016:

	28.2.17 £	29.2.16 £
<b>J D Matthews</b>		
Balance outstanding at start of year	1,234	(2,128)
Amounts advanced	9,452	9,125
Amounts repaid	(7,152)	(5,763)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>3,534</u>	<u>1,234</u>

8. **RELATED PARTY DISCLOSURES**

Dividends of £18,000 (2016: £99,000) were also paid to J and J Investments Limited during the year, a company controlled by J D Matthews.

9. **ULTIMATE CONTROLLING PARTY**

The ultimate controlling party is J D Matthews.

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.