

**SISTINE PROPERTIES LIMITED**  
**Financial Statements**  
**For the year ended 31 December 2019**

**SISTINE PROPERTIES LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**For the year ended 31 December 2019**

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**SISTINE PROPERTIES LIMITED**  
**COMPANY INFORMATION**  
**For the year ended 31 December 2019**

**DIRECTORS**

P.M. Scott

P.H. Scott

**SECRETARY**

P.H. Scott

**REGISTERED OFFICE**

Faceby Manor, Carlton In Cleveland

Middlesbrough, TS9 7DP

United Kingdom

**COMPANY NUMBER**

06324221(England and Wales)

**ACCOUNTANT**

Deloitte LLP

One Trinity Gardens

Broad Chare

Newcastle upon Tyne

NE1 2HF

United Kingdom

**ACCOUNTANT'S REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED  
STATUTORY ACCOUNTS OF SISTINE PROPERTIES LIMITED  
For the year ended 31 December 2019**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Sistine Properties Limited for the financial year ended 31 December 2019 which comprises the Balance Sheet and the related notes from the Company's accounting records and from information and explanations you have given us.

We are subject to the ethical and other professional requirements of the Institute of Chartered Accountants in England and Wales (ICAEW) which are detailed at [\\_http://www.icaew.com/en/members/regulations-standards-and-guidance/\\_](http://www.icaew.com/en/members/regulations-standards-and-guidance/)

It is your duty to ensure that Sistine 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 loss of Sistine Properties Limited. You consider that Sistine Properties Limited is exempt from the statutory audit requirement for the financial year.

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

This report is made solely to the Board of Directors of Sistine Properties Limited, as a body, in accordance with the terms of our engagement letter dated 20 April 2017. Our work has been undertaken solely to prepare for your approval the financial statements of Sistine Properties Limited and state those matters that we have agreed to state to you in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Sistine Properties Limited and its Board of Directors as a body for our work or for this report.

Deloitte LLP  
Accountant

One Trinity Gardens  
Broad Chare  
Newcastle upon Tyne  
NE1 2HF  
United Kingdom

28 May 2020

**SISTINE PROPERTIES LIMITED**  
**BALANCE SHEET**  
**As At 31 December 2019**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Fixed assets	570,188	585,312
Current assets	73,044	71,453
Creditors: amounts falling due within one year	( 770,836)	( 783,602)
<b>Net current liabilities</b>	<b>( 697,792)</b>	<b>( 712,149)</b>
<b>Total assets less current liabilities</b>	<b>( 127,604)</b>	<b>( 126,837)</b>
Accruals and deferred income	( 2,550)	0
<b>NET LIABILITIES</b>	<b>( 130,154)</b>	<b>( 126,837)</b>
<b>Capital and reserves</b>	<b>( 130,154)</b>	<b>( 126,837)</b>

**Notes to the financial statements**

**1. Company information**

The Company is a private company limited by shares and is incorporated in the United Kingdom and registered in England and Wales (Company no. 06324221). The address of its registered office is Faceby Manor, Carlton In Cleveland, Middlesbrough, TS9 7DP, United Kingdom.

**2. Employees**

	<b>2019</b>	<b>2018</b>
	<b>Number</b>	<b>Number</b>
Monthly average number of persons employed by the Company during the financial year, including directors	2	2

**3. Directors' benefits: advances, credit and guarantees**

**Advances**

Included within creditors are unsecured directors' loans of £389,246 (2018: £389,246) owed to Mr P Scott, and £376,639 (2018: £390,802) owed to Mrs P Scott. The loans are interest-free and repayable on demand.

Included within other debtors is an unsecured loan of £8,425 (2018: £8,425) owed by Sistine Properties (Thetford) Limited, a company under common control. The loan is interest free and is repayable on demand.

Included within other debtors is an unsecured loan of £19,000 (2018: £19,000) owed by Lausar Settlement, a company under common control. The loan is interest free and is repayable on demand.

**SISTINE PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**For the year ended 31 December 2019**

**4. Post Balance sheet event**

The directors have assessed the balance sheet and likely future cash flows at the date of approving these financial statements. The directors have confirmed that the loan facilities will continue to be available for at least 12 months from the date of signing these financial statements and the directors will continue to support the Company. Given this financial support, the directors believe that any foreseeable debts can be met for at least 12 months from the date of signing these financial statements.

Since the year end, the rapid spreading of COVID-19 has become a significant emerging risk to the global economy. The directors continue to monitor the impact of the virus on the business as more information about the epidemic emerges, with particular focus on the potential impact on rental income which the directors anticipate to be minimal at this stage. At the time of signing, given the directors continued financial support to the Company they do not consider COVID-19 to significantly impact the Company's ability to continue as a going concern and consider the balance sheet to be appropriately valued. The directors note this is a non-adjusting post balance sheet event.

Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

For the financial year ending 31 December 2019 the Company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the Company to obtain an audit of its financial statements for the financial year in accordance with 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements;
- These financial statements have been prepared and delivered in accordance with the provisions of the small companies regime applicable to micro-entities and a copy of the Profit and Loss Account has not been delivered.

The financial statements of Sistine Properties Limited (registered number: 06324221) were approved and authorised for issue by the Board of Directors on 28 May 2020 and were signed on its behalf by:

P.M. Scott  
Director

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.