
LIV PROPERTY LIMITED

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 DECEMBER 2017

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28/09/2018

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COMPANIES HOUSE

LIV PROPERTY LIMITED
REGISTERED NUMBER: 08515386

BALANCE SHEET
AS AT 31 DECEMBER 2017

	Note	2017 £	2016 £
Current assets			
Stocks	4	619,592	577,649
Debtors	5	2,226	638
Bank & cash balances		4,585	36,918
		<u>626,403</u>	<u>615,205</u>
Creditors: amounts falling due within one year	6	(650,791)	(629,201)
Net current liabilities		<u>(24,388)</u>	<u>(13,996)</u>
Total assets less current liabilities		<u>(24,388)</u>	<u>(13,996)</u>
Net liabilities		<u><u>(24,388)</u></u>	<u><u>(13,996)</u></u>
Capital and reserves			
Called up share capital		1	1
Profit and loss account		(24,389)	(13,997)
		<u><u>(24,388)</u></u>	<u><u>(13,996)</u></u>

The director considers that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the Year in question in accordance with section 476 of Companies Act 2006.

The director acknowledges her responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

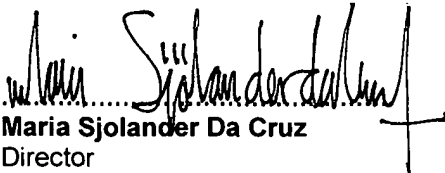
The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

LIV PROPERTY LIMITED
REGISTERED NUMBER: 08515386

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2017

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:


Maria Sjolander Da Cruz
Director

Date: 25.09.2018

The notes on pages 3 to 4 form part of these financial statements.

LIV PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

1. General information

The company is a private company limited by shares, which is incorporated and domiciled in the UK. The address of the company's registered office is River Studio, Old Milverton Lane, Blackdown, Leamington Spa, Warwickshire, CV32 6RW. Its registered number is 08515386.

The principal activity of the company is that of property development.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Going concern

The director is of the opinion that it is appropriate to prepare the financial statements on the going concern basis.

The parent company, H2 Projekt AB, has provided a letter of support for a twelve month period from the approval of these financial statements. In addition the fellow subsidiary, Husab (UK) Limited, has subordinated their loan to the company so that they rank behind all other creditors.

The financial statements do not include any adjustments that would result from a withdrawal of the support provided by the company's fellow subsidiary or parent.

2.3 Stocks and work in progress

Stocks and work in progress are stated at the lower of cost and net realisable value. Cost includes the cost of purchase, development costs and an appropriate proportion of fixed and variable overheads.

2.4 Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks, other third parties and to related parties.

3. Employees

The average monthly number of employees, excluding directors, during the year was 0 (2016 - 0).

LIV PROPERTY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

4. Stocks

	2017 £	2016 £
Work in progress	619,592	577,649
	<u>619,592</u>	<u>577,649</u>

5. Debtors

	2017 £	2016 £
Called up share capital not paid	1	1
Prepayments	2,225	637
	<u>2,226</u>	<u>638</u>

6. Creditors: Amounts falling due within one year

	2017 £	2016 £
Trade creditors	1,560	-
Amounts owed to group undertakings	647,491	627,491
Accruals and deferred income	1,740	1,710
	<u>650,791</u>	<u>629,201</u>

7. Related party transactions

Creditors include a balance of £647,491 (2016: £627,491) owed to Husab (UK) Limited, a fellow subsidiary.

Included within administrative expenses are rent costs totalling £8,060 (2016: £9,100) payable to Sjolander Da Cruz Architects Limited, a business in which the director has an interest.

Included within stocks are architecture fees totalling £Nil (2016: £48,180) payable to Sjolander Da Cruz Architects Limited.