

**REGISTERED NUMBER: 08777192 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2017  
FOR  
RALPH INVESTMENTS LIMITED**

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FOR THE YEAR ENDED 30 NOVEMBER 2017**

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**RALPH INVESTMENTS LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 30 NOVEMBER 2017**

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**DIRECTORS:**

P Woolley  
Mrs L Woolley

**REGISTERED OFFICE:**

First Floor  
Black Country House  
Rounds Green Road  
Oldbury  
West Midlands  
B69 2DG

**REGISTERED NUMBER:**

08777192 (England and Wales)

**ACCOUNTANTS:**

Crowe U.K. LLP  
Chartered Accountants  
Black Country House  
Rounds Green Road  
Oldbury  
West Midlands  
B69 2DG

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
RALPH INVESTMENTS LIMITED**

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**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 Balance Sheet. 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 Ralph Investments Limited for the year ended 30 November 2017 which comprise the Income Statement, Balance Sheet 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 Ralph Investments 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 Ralph Investments Limited and state those matters that we have agreed to state to the Board of Directors of Ralph Investments 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 Ralph Investments Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Ralph Investments 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 Ralph Investments Limited. You consider that Ralph Investments Limited is exempt from the statutory audit requirement for the year.

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

Crowe U.K. LLP  
Chartered Accountants  
Black Country House  
Rounds Green Road  
Oldbury  
West Midlands  
B69 2DG

Date: .....

**BALANCE SHEET**  
**30 NOVEMBER 2017**

	Notes	2017 £	£	2016 £	£
<b>FIXED ASSETS</b>					
Investment property	3		2,791,125		2,346,465
<b>CURRENT ASSETS</b>					
Cash in hand		100		100	
<b>CREDITORS</b>					
Amounts falling due within one year	4	<u>2,791,125</u>		<u>2,346,465</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(2,791,025)</u>		<u>(2,346,365)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>100</u>		<u>100</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			<u>100</u>		<u>100</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>100</u>		<u>100</u>

The company is entitled to exemption from audit under Section 480 of the Companies Act 2006 for the year ended 30 November 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 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
- (b) 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.

**BALANCE SHEET - continued  
30 NOVEMBER 2017**

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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 27 November 2018 and were signed on its behalf by:

P Woolley - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2017**

**1. STATUTORY INFORMATION**

Ralph 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.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**3. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 December 2016	2,346,465
Additions	444,660
At 30 November 2017	<u>2,791,125</u>
<b>NET BOOK VALUE</b>	
At 30 November 2017	<u>2,791,125</u>
At 30 November 2016	<u>2,346,465</u>

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

	2017 £	2016 £
Other creditors	<u>2,791,125</u>	<u>2,346,465</u>

**5. FIRST YEAR ADOPTION OF FRS 102**

The policies applied under the entity's previous accounting framework are not materially different to FRS 102 and have not impacted on equity or profit and loss.

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.