

REGISTERED NUMBER: 08813437 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023
FOR
SUSSEX COAST (HASTINGS) PROPERTIES LTD**

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FOR THE YEAR ENDED 31 MARCH 2023**

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SUSSEX COAST (HASTINGS) PROPERTIES LTD

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2023**

DIRECTOR:

D Hanlon

REGISTERED OFFICE:

20 Havelock Road
Hastings
East Sussex
TN34 1BP

REGISTERED NUMBER:

08813437 (England and Wales)

ACCOUNTANTS:

Ashdown Hurrey
Chartered Accountants & Business Advisers
20 Havelock Road
Hastings
East Sussex
TN34 1BP

SUSSEX COAST (HASTINGS) PROPERTIES LTD (REGISTERED NUMBER: 08813437)**BALANCE SHEET
31 MARCH 2023**

	Notes	31.3.23 £	£	31.3.22 £	£
FIXED ASSETS					
Investment property	4		50,000		50,000
CURRENT ASSETS					
Debtors	5	35,334		44,634	
CREDITORS					
Amounts falling due within one year	6	<u>232,562</u>		<u>232,129</u>	
NET CURRENT LIABILITIES			<u>(197,228)</u>		<u>(187,495)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>(147,228)</u>		<u>(137,495)</u>
CREDITORS					
Amounts falling due after more than one year	7		<u>26,034</u>		<u>35,334</u>
NET LIABILITIES			<u>(173,262)</u>		<u>(172,829)</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			<u>(173,362)</u>		<u>(172,929)</u>
SHAREHOLDERS' FUNDS			<u>(173,262)</u>		<u>(172,829)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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.

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

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

The financial statements were approved by the director and authorised for issue on 10 November 2023 and were signed by:

D Hanlon - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

1. STATUTORY INFORMATION

Sussex Coast (Hastings) Properties Ltd 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 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 as modified by the revaluation of certain assets.

The directors have made an assessment about the company's ability to continue as a going concern and they do not consider there to be any material uncertainties. As a result they have adopted the going concern basis of accounting.

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.

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 NIL (2022 - NIL).

4. INVESTMENT PROPERTY

FAIR VALUE

At 1 April 2022
and 31 March 2023

NET BOOK VALUE

At 31 March 2023
At 31 March 2022

Total £
<u>50,000</u>
<u>50,000</u>
<u>50,000</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023**

4. INVESTMENT PROPERTY - continued

Fair value at 31 March 2023 is represented by:

	£
Valuation in 2015	900,000
Valuation in 2016	(540,000)
Valuation in 2018	(310,000)
	<u>50,000</u>

The shadow director has made a valuation at the year end of £50,000. This equates to the freehold of 5 flats within a 5 flat building being worth £10,000 each.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.23 £	31.3.22 £
Other debtors	<u>35,334</u>	<u>44,634</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.23 £	31.3.22 £
Bank loans and overdrafts	9,300	9,300
Trade creditors	840	420
Other creditors	222,002	221,989
Accrued expenses	<u>420</u>	<u>420</u>
	<u>232,562</u>	<u>232,129</u>

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.23 £	31.3.22 £
Bank loans - 2-5 years	<u>26,034</u>	<u>35,334</u>

8. SECURED DEBTS

Capital Bridging Finance and CW Booth Holdings Limited hold fixed and floating charges over the property of 135 Marina, St Leonards On Sea, East Sussex, TN38 0BT. Full details can be obtained from Companies House.

9. RELATED PARTY DISCLOSURES

The company owes the shadow director, Mr P A Hanlon, at the year end £222,002 (2022: £221,989). This is interest free and repayable on demand.

At the year end, Sussex Coast Developments Limited, a business interest of the director's family, owed the company £35,334 (2022: £44,634).

**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR
ON THE UNAUDITED FINANCIAL STATEMENTS OF
SUSSEX COAST (HASTINGS) PROPERTIES LTD**

The following reproduces the text of the report prepared for the director 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 Director 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 Sussex Coast (Hastings) Properties Ltd for the year ended 31 March 2023 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 director of Sussex Coast (Hastings) Properties Ltd in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Sussex Coast (Hastings) Properties Ltd and state those matters that we have agreed to state to the director of Sussex Coast (Hastings) Properties Ltd 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 Sussex Coast (Hastings) Properties Ltd and its director for our work or for this report.

It is your duty to ensure that Sussex Coast (Hastings) Properties Ltd 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 Sussex Coast (Hastings) Properties Ltd. You consider that Sussex Coast (Hastings) Properties Ltd 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 Sussex Coast (Hastings) Properties Ltd. 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.

Ashdown Hurrey
Chartered Accountants & Business Advisers
20 Havelock Road
Hastings
East Sussex
TN34 1BP

7 December 2023

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.