Registered number: 10486538

LEAT APARTMENTS LTD
UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD 18 NOVEMBER 2016 TO 31 DECEMBER 2017

Purvis Stevens LLP

Leat Apartments Ltd
Unaudited Financial Statements
For the Period 18 November 2016 to 31 December 2017

Contents

Leat Apartments Ltd
Accountants' Report
For the Period 18 November 2016 to 31 December 2017

Report to the directors on the preparation of the unaudited statutory accounts of Leat Apartments Ltd For the Period 18 November 2016 to 31 December 2017

To assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Leat Apartments Ltd which comprise the Profit and Loss Account, the 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 Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at http://www.accaglobal.com/en/member/professional-standards/rules-standards/acca-rulebook.html.

This report is made to the directors of Leat Apartments Ltd, as a body, in accordance with the terms of our engagement letter . Our work has been undertaken solely to prepare for your approval the accounts of Leat Apartments Ltd and state those matters that we have agreed to state to the directors of Leat Apartments Ltd, as a body, in this report in accordance with the Association of Chartered Certified Accountants as detailed at http://www.accaglobal.com/content/dam/ACCA_Global/Technical/fact/technical-factsheet-163.pdf. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Leat Apartments Ltd and its directors as a body for our work or for this report.

It is your duty to ensure that Leat Apartments Ltd has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit or loss of Leat Apartments Ltd. You consider that Leat Apartments Ltd is exempt from the statutory audit requirement for the period.

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

28/06/2018

Purvis Stevens LLP

Hayles Bridge Offices
228 Mulgrave Road
Cheam
Surrey
SM2 6JT

Leat Apartments Ltd
Balance Sheet
As at 31 December 2017

Registered number: 10486538

	Notes	Period to 31 December 2017 £	£
CURRENT ASSETS			
Debtors	**2**	5,160	
Cash at bank and in hand		28,320	
		33,480	
Creditors: Amounts Falling Due Within One Year	**3**	(3,029)	
NET CURRENT ASSETS (LIABILITIES)			30,451
TOTAL ASSETS LESS CURRENT LIABILITIES			30,451
Creditors: Amounts Falling Due After More Than One Year	**4**		(52,256)
NET ASSETS			(21,805)
CAPITAL AND RESERVES			
Called up share capital	**5**		10
Profit and Loss Account			(21,815)
SHAREHOLDERS' FUNDS			(21,805)

For the period ending 31 December 2017 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 in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.
- The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

Mr Christopher Codrington

28/06/2018

The notes on pages 4 to 6 form part of these financial statements.

1. **Accounting Policies**

1.1. **Basis of Preparation of Financial Statements**

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

1.2. **Turnover**

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and form the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

Sale of goods

Turnover form the sale of goods is recognised when the significant risks and rewards of ownership of the goods has transferred to the buyer. This is usually at the point that the customer has signed for the delivery of the goods.

Rendering of services

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

1.3. **Taxation**

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other year and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and asset reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

Leat Apartments Ltd
Notes to the Financial Statements (continued)
For the Period 18 November 2016 to 31 December 2017

2. **Debtors**

	Period to 31 December 2017
	£
Due within one year	
Prepayments and accrued income	95
Deferred tax current asset	5,065
	5,160

3. **Creditors: Amounts Falling Due Within One Year**

	Period to 31 December 2017
	£
Trade creditors	1,589
Accruals and deferred income	1,440
	3,029

4. **Creditors: Amounts Falling Due After More Than One Year**

	Period to 31 December 2017
	£
Bank loans	1,689,156
Amounts owed to related parties	(1,636,900)
	52,256

5. **Share Capital**

	Period to 31 December 2017
Allotted, Called up and fully paid	10

	Value	Number	Period to 31 December 2017
Allotted, called up and fully paid	**£**		**£**
Ordinary shares	1.000	10	10

	Nominal value	Number	Amount
Shares issued during the period:	**£**		**£**
Ordinary shares	1.000	10	10

6. **General Information**

Leat Apartments Ltd is a private company, limited by shares, incorporated in England & Wales, registered number 10486538. The registered office is Hayles Bridge Offices , 228 Mulgrave Road, Cheam, Surrey, SM2 6JT.