

Unaudited Financial Statements
for the Year Ended 31 August 2022
for
ERIN HOMES (SUDBURY) LIMITED

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FOR THE YEAR ENDED 31 AUGUST 2022**

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ERIN HOMES (SUDBURY) LIMITED

Company Information
FOR THE YEAR ENDED 31 AUGUST 2022

DIRECTOR: B Kilker

REGISTERED OFFICE: The Old Town Hall
105 High Street
Rickmansworth
WD3 1AN

REGISTERED NUMBER: 10895793 (England and Wales)

ACCOUNTANTS: Sterling Associates
Chartered Certified Accountants
5 Theobald Court
Theobald Street
Elstree
Hertfordshire
WD6 4RN

ERIN HOMES (SUDBURY) LIMITED (REGISTERED NUMBER: 10895793)**Statement of Financial Position
31 AUGUST 2022**

	Notes	2022 £	£	2021 £	£
FIXED ASSETS					
Tangible assets	4		6,647		8,862
Investment property	5		<u>1,695,916</u>		<u>1,695,916</u>
			<u>1,702,563</u>		<u>1,704,778</u>
CURRENT ASSETS					
Debtors	6	300,000		303,753	
Cash at bank and in hand		<u>248,313</u>		<u>167,902</u>	
		548,313		471,655	
CREDITORS					
Amounts falling due within one year	7	<u>2,065,828</u>		<u>2,073,225</u>	
NET CURRENT LIABILITIES			<u>(1,517,515)</u>		<u>(1,601,570)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>185,048</u>		<u>103,208</u>
CAPITAL AND RESERVES					
Called up share capital	8		1		1
Retained earnings	9		<u>185,047</u>		<u>103,207</u>
SHAREHOLDERS' FUNDS			<u>185,048</u>		<u>103,208</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 August 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 August 2022 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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 31 August 2023 and were signed by:

B Kilker - Director

Notes to the Financial Statements
FOR THE YEAR ENDED 31 AUGUST 2022

1. **STATUTORY INFORMATION**

Erin Homes (Sudbury) 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.

The presentation currency of the financial statements is the Pound Sterling (£).

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.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off the cost less estimated residual value of each asset over its estimated useful life.

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 statement of financial position date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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 (2021 - NIL).

Notes to the Financial Statements - continued
FOR THE YEAR ENDED 31 AUGUST 2022

4. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
COST	
At 1 September 2021 and 31 August 2022	<u>15,572</u>
DEPRECIATION	
At 1 September 2021	6,710
Charge for year	<u>2,215</u>
At 31 August 2022	<u>8,925</u>
NET BOOK VALUE	
At 31 August 2022	<u>6,647</u>
At 31 August 2021	<u>8,862</u>

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 September 2021 and 31 August 2022	<u>1,695,916</u>
NET BOOK VALUE	
At 31 August 2022	<u>1,695,916</u>
At 31 August 2021	<u>1,695,916</u>

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade debtors	-	3,753
Amounts owed by participating interests	290,000	290,000
Other debtors	<u>10,000</u>	<u>10,000</u>
	<u>300,000</u>	<u>303,753</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade creditors	110,000	110,000
Amounts owed to participating interests	1,933,813	1,930,974
Tax	19,268	26,493
Accrued expenses	<u>2,747</u>	<u>5,758</u>
	<u>2,065,828</u>	<u>2,073,225</u>

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2022	2021
Number:	Class:	Nominal value:	£	£
1	Ordinary	1.00	<u>1</u>	<u>1</u>

Notes to the Financial Statements - continued
FOR THE YEAR ENDED 31 AUGUST 2022

9. **RESERVES**

	Retained earnings £
At 1 September 2021	103,207
Profit for the year	<u>81,840</u>
At 31 August 2022	<u>185,047</u>

10. **RELATED PARTY DISCLOSURES**

Included within creditors is a sum of £1,333,813 (2021: £1,300,974) due to Kilker Projects Limited, £290,000 due from (2021: £290,000 due to) Erin Homes Limited and £600,000 (2021: £600,000) due to Erin Homes (Alperton) Limited, all companies incorporated in England and Wales. B Kilker is the sole shareholder and director of all these companies.

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.