

**REGISTERED NUMBER: 12338087 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2021  
FOR  
HIL PROPERTY LTD**

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FOR THE YEAR ENDED 30 NOVEMBER 2021**

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**HIL PROPERTY LTD**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 30 NOVEMBER 2021**

**DIRECTOR:** F A Richardson

**REGISTERED OFFICE:** 20 Havelock Road  
Hastings  
East Sussex  
TN34 1BP

**REGISTERED NUMBER:** 12338087 (England and Wales)

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

**HIL PROPERTY LTD (REGISTERED NUMBER: 12338087)****BALANCE SHEET  
30 NOVEMBER 2021**

	Notes	30.11.21 £	£	30.11.20 £	£
<b>FIXED ASSETS</b>					
Investment property	4		210,000		200,000
<b>CURRENT ASSETS</b>					
Cash at bank		5,842		4,078	
<b>CREDITORS</b>					
Amounts falling due within one year	5	<u>58,012</u>		<u>57,860</u>	
<b>NET CURRENT LIABILITIES</b>			(52,170)		(53,782)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			157,830		146,218
<b>CREDITORS</b>					
Amounts falling due after more than one year	6		<u>133,550</u>		<u>133,850</u>
<b>NET ASSETS</b>			<u>24,280</u>		<u>12,368</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	8		100		100
Retained earnings			<u>24,180</u>		<u>12,268</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>24,280</u>		<u>12,368</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2021 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 June 2022 and were signed by:

F A Richardson - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2021**

**1. STATUTORY INFORMATION**

HIL Property 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.

In preparing the financial statements, the director is required to make an assessment of the ability of the company to continue as a going concern. The director has considered all available evidence for the company which covers the 12 month period from the date of signing these financial statements. Against the backdrop of the COVID-19 Pandemic the director has paid particular attention to likely cashflow requirements and the future availability of adequate cashflow to the company.

On the basis of this consideration, the director is satisfied that the company has adequate resources to continue in operational existence and to meet its liabilities as they fall due for the foreseeable future. In reaching this conclusion he considers that no material uncertainty exists. As a result, the director has concluded that it remains appropriate to adopt a going concern basis of preparation in these financial statements.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**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.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2020 - NIL).

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 NOVEMBER 2021**

**4. INVESTMENT PROPERTY**

**FAIR VALUE**

At 1 December 2020

Revaluations

At 30 November 2021

**NET BOOK VALUE**

At 30 November 2021

At 30 November 2020

Total  
£

200,000

10,000

210,000

210,000

200,000

Fair value at 30 November 2021 is represented by:

Valuation in 2020

Valuation in 2021

Cost

£

13,534

10,000

186,466

210,000

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

Tax

Directors' current accounts

Accrued expenses

30.11.21

£

152

57,020

840

58,012

30.11.20

£

-

57,020

840

57,860

**6. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

Bank loans more 5 yr by instal

Amounts falling due in more than five years:

Repayable by instalments

Bank loans more 5 yr by instal

30.11.21

£

133,550

30.11.20

£

133,850

133,550

133,850

**7. SECURED DEBTS**

The following secured debts are included within creditors:

Bank loans

30.11.21

£

133,550

30.11.20

£

133,850

Paragon Bank plc hold a fixed charge over the company's investment property being 38 Cavendish Court De La Warr Parade Bexhill-on-Sea TN40 1NP.

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 NOVEMBER 2021**

**8. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	30.11.21	30.11.20
			£	£
100	Ordinary	1	<u>100</u>	<u>100</u>

**9. RELATED PARTY DISCLOSURES**

At the year end the company owed the director F Richardson £57,020 in respect of a loan made to the company. There are no terms attached to this loan.

**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
HIL PROPERTY 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 HIL Property Ltd for the year ended 30 November 2021 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 HIL Property Ltd in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of HIL Property Ltd and state those matters that we have agreed to state to the director of HIL Property 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 HIL Property Ltd and its director for our work or for this report.

It is your duty to ensure that HIL Property 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 profit of HIL Property Ltd. You consider that HIL Property 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 HIL Property 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

13 June 2022



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.