

AMENDING

**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**  
**FOR**  
**A A HOMES AND HOUSING LTD**

TUESDAY



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16/01/2018

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COMPANIES HOUSE

**A A HOMES AND HOUSING LTD**

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FOR THE YEAR ENDED 31 DECEMBER 2016**

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**A A HOMES AND HOUSING LTD**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**

**DIRECTOR:**

Dr A Ansari

**REGISTERED OFFICE:**

Coombe Farm  
Oaks Road  
Croydon  
Surrey  
CR0 5HL

**REGISTERED NUMBER:**

02928711 (England and Wales)

**ACCOUNTANT:**

Dean Sullivan Limited  
Chartered Certified Accountants  
163 Francis Road  
London  
E10 6NT

**BALANCE SHEET**  
**31 DECEMBER 2016**

	Notes	31.12.16 £	£	31.12.15 £	£
<b>FIXED ASSETS</b>					
Property, plant and equipment	3		1,153,821		952,521
Investment property	4		<u>128,537,418</u>		<u>123,117,883</u>
			129,691,239		124,070,404
<b>CURRENT ASSETS</b>					
Debtors		571,780		135,002	
Cash at bank		<u>928,505</u>		<u>872,695</u>	
		1,500,285		1,007,697	
<b>CREDITORS</b>					
Amounts falling due within one year		<u>68,919</u>		<u>176,945</u>	
<b>NET CURRENT ASSETS</b>			<u>1,431,366</u>		<u>830,752</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>131,122,605</u>		<u>124,901,156</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year			19,255,411		18,318,370
<b>CAPITAL AND RESERVES</b>					
Called up share capital		100,000		100,000	
Reserves		<u>111,767,194</u>		<u>106,482,786</u>	
<b>SHAREHOLDERS' FUNDS</b>			<u>111,867,194</u>		<u>106,582,786</u>
			<u>131,122,605</u>		<u>124,901,156</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2016 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

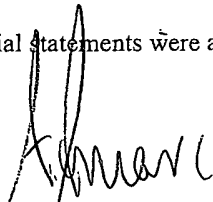
- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for 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.

**BALANCE SHEET - continued**  
**31 DECEMBER 2016**

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 director on 31 October 2017 and were signed by:

A handwritten signature in black ink, appearing to read 'Dr A Ansari', is written over the text 'The financial statements were approved by the director on 31 October 2017 and were signed by:'.

Dr A Ansari - Director

## A A HOMES AND HOUSING LTD

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

#### 1. STATUTORY INFORMATION

A A HOMES AND HOUSING 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 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 as modified by the revaluation of certain assets.

##### **Turnover**

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

##### **Tangible fixed assets**

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

Plant and machinery etc                      - 5% on reducing balance

##### **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.

The properties were revalued by the directors with professional assistance. It is intended to obtain full professional valuation at a later date.

##### **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.

**A A HOMES AND HOUSING LTD**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2016**

**3. PROPERTY, PLANT AND EQUIPMENT**

	Plant and machinery etc £
<b>COST</b>	
At 1 January 2016	1,057,074
Additions	<u>262,027</u>
At 31 December 2016	<u>1,319,101</u>
<b>DEPRECIATION</b>	
At 1 January 2016	104,553
Charge for year	<u>60,727</u>
At 31 December 2016	<u>165,280</u>
<b>NET BOOK VALUE</b>	
At 31 December 2016	<u><u>1,153,821</u></u>
At 31 December 2015	<u><u>952,521</u></u>

**4. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 January 2016	123,117,883
Additions	<u>5,419,535</u>
At 31 December 2016	<u>128,537,418</u>
<b>NET BOOK VALUE</b>	
At 31 December 2016	<u><u>128,537,418</u></u>
At 31 December 2015	<u><u>123,117,883</u></u>

The properties were revalued by the directors with professional assistance. It is intended to obtain further full professional valuations at a later date.

**5. DEFERRED TAX**

No provision for Deferred Taxation has been provided on revaluations of Investment Properties .