

ABBREVIATED UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 30 NOVEMBER 2016
FOR
CONNECT HOUSE LIMITED

CONTENTS OF THE ABBREVIATED ACCOUNTS
for the year ended 30 November 2016

	Page
Company Information	1
Abbreviated Balance Sheet	2
Notes to the Abbreviated Accounts	3

CONNECT HOUSE LIMITED
COMPANY INFORMATION
for the year ended 30 November 2016

DIRECTOR: Mr J Wider

REGISTERED OFFICE: 19-20 Bourne Court
Southend Road
Woodford Green
Essex
IG8 8HD

REGISTERED NUMBER: 09296558 (England and Wales)

ACCOUNTANTS: Raffingers LLP
Chartered Certified Accountants
19-20 Bourne Court
Southend Road
Woodford Green
Essex
IG8 8HD

ABBREVIATED BALANCE SHEET
30 November 2016

	Notes	2016 £	£	2015 £	£
FIXED ASSETS					
Investment property	2		772,815		4,092,955
CURRENT ASSETS					
Debtors		2,875,000		-	
Cash in hand		<u>1</u>		<u>1</u>	
		2,875,001		1	
CREDITORS					
Amounts falling due within one year	3	<u>1,307,233</u>		<u>4,243,749</u>	
NET CURRENT ASSETS/(LIABILITIES)			<u>1,567,768</u>		<u>(4,243,748)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>2,340,583</u>		<u>(150,793)</u>
CAPITAL AND RESERVES					
Called up share capital	4		1		1
Profit and loss account			<u>2,340,582</u>		<u>(150,794)</u>
SHAREHOLDERS' FUNDS			<u>2,340,583</u>		<u>(150,793)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 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 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.
- (b)

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the director on 22 March 2018 and were signed by:

Mr J Wider - Director

NOTES TO THE ABBREVIATED ACCOUNTS
for the year ended 30 November 2016

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The accounts have been prepared on the going concern basis as the director is of the opinion that the company will meet its liabilities as and when due.

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Investment property

Investment properties, which comprise properties held for rental, are revalued annually and the aggregate surplus or deficit transferred to the revaluation reserve except where any deficit is deemed permanent when it is taken to the profit and loss account. No provision is made for depreciation of investment properties. This departure from the requirements of the Regulations, which require all properties to be depreciated, is in the opinion of the Directors, necessary for the Financial Statements to show a true and fair view in accordance with applicable accounting standards. If this departure had not been made, the profit for the financial year would have been reduced by depreciation. However, the amount of depreciation cannot reasonably be quantified, because depreciation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

2. INVESTMENT PROPERTY

	Total £
COST	
At 1 December 2015	4,092,955
Additions	183,288
Disposals	(3,503,428)
At 30 November 2016	<u>772,815</u>
NET BOOK VALUE	
At 30 November 2016	<u>772,815</u>
At 30 November 2015	<u>4,092,955</u>

3. CREDITORS

Creditors include an amount of £ 0 (2015 - £ 2,100,000) for which security has been given.

4. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2016 £	2015 £
1	Ordinary	£1	<u>1</u>	<u>1</u>

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.