

CRANBROOK PROPERTIES ILFORD LIMITED
ABBREVIATED UNAUDITED ACCOUNTS
FOR THE PERIOD FROM 3 NOVEMBER 2015 TO 30 NOVEMBER 2016

CRANBROOK PROPERTIES ILFORD LIMITED
ABBREVIATED BALANCE SHEET
AS AT 30 NOVEMBER 2016

	Notes	2016 £
Fixed assets		
Tangible assets	<u>2</u>	1,600,000
Current assets		
Debtors		2,282
Cash at bank and in hand		28,096
		<u>30,378</u>
Creditors: amounts falling due within one year		<u>(21,180)</u>
Net current assets		<u>9,198</u>
Total assets less current liabilities		1,609,198
Creditors: amounts falling due after more than one year		<u>(1,385,427)</u>
Net assets		<u>223,771</u>
Capital and reserves		
Called up share capital	<u>3</u>	100
Revaluation reserve		244,073
Profit and loss account		<u>(20,402)</u>
Total shareholders' funds		<u><u>223,771</u></u>

For the period ending 30 November 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. 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 in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Approved by the board on 21 July 2017

Thomas David Somogyi
Director

Company Registration No. 09853423

CRANBROOK PROPERTIES ILFORD LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE PERIOD FROM 3 NOVEMBER 2015 TO 30 NOVEMBER 2016

1 Accounting policies

Basis of preparation

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

The company was incorporated on 3 November 2015 but commenced business on 1 December 2015.

Turnover

Turnover represents rents receivable during the year.

Tangible fixed assets-investment properties

Tangible fixed assets include Investment properties which are shown at their open market value. The surplus or deficit arising from the annual revaluation is transferred to the investment revaluation reserve unless a deficit, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year.

This is in accordance with SSAP 19 which, unlike the Companies Act 2006, does not require depreciation of investment properties. Investment properties are held for their investment potential and not for use by the company and so their current value is of prime importance. The departure from the provisions of the Act is required in order to give a true and fair view.

During the year, the property was revalued to £1.6 million by the director who is of the opinion that it is not materially different from the open market value

2 Tangible fixed assets

	£
Cost	
At 3 November 2015	-
Additions	1,355,927
Revaluations	244,073
	<hr/>
At 30 November 2016	1,600,000
	<hr/>
Depreciation	
At 30 November 2016	-
	<hr/>
Net book value	
At 30 November 2016	<hr/> <hr/> 1,600,000 <hr/> <hr/>

3 Share capital

	2016
	£
Allotted, called up and fully paid:	
100 Ordinary shares of £1 each	<hr/> <hr/> 100 <hr/> <hr/>

