

REGISTERED NUMBER: 04221531 (England and Wales)

REGISTRAR'S COPY

**ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2016
FOR
ASHDEAN LIMITED**

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FOR THE YEAR ENDED 30 SEPTEMBER 2016

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ASHDEAN LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 30 SEPTEMBER 2016

DIRECTOR: A F A Pabani

REGISTERED OFFICE: First Floor
73-75 High Street
Stevenage
Hertfordshire
SG1 3HR

REGISTERED NUMBER: 04221531 (England and Wales)

ACCOUNTANTS: Moore Stephens Northern Home Counties Limited
Nicholas House
River Front
Enfield
Middlesex
EN1 3FG

**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR
ON THE UNAUDITED FINANCIAL STATEMENTS OF
ASHDEAN LIMITED**

The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated accounts (set out on pages three to five) have been prepared.

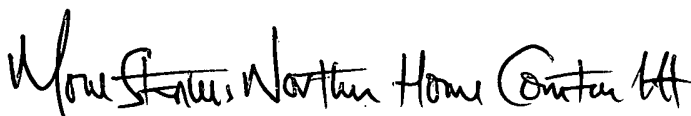
In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Ashdean Limited for the year ended 30 September 2016 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Total Recognised Gains and Losses 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 Ashdean Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Ashdean Limited and state those matters that we have agreed to state to the director of Ashdean Limited 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 Ashdean Limited director for our work or for this report.

It is your duty to ensure that Ashdean Limited 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 loss of Ashdean Limited. You consider that Ashdean Limited 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 Ashdean Limited. 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.



Moore Stephens Northern Home Counties Limited
Nicholas House
River Front
Enfield
Middlesex
EN1 3FG

29 JUN 2017

Date:

ABBREVIATED BALANCE SHEET
30 SEPTEMBER 2016

	Notes	30.9.16 £	30.9.15 £
Fixed assets			
Investments	2	277,399	277,399
Investment property	3	4,678,284	4,578,284
		<u>4,955,683</u>	<u>4,855,683</u>
Current assets			
Debtors		1,740,845	1,759,073
Cash at bank and in hand		6,577	49
		<u>1,747,422</u>	<u>1,759,122</u>
Creditors			
Amounts falling due within one year	4	(740,562)	(583,074)
Net current assets		<u>1,006,860</u>	<u>1,176,048</u>
Total assets less current liabilities		<u>5,962,543</u>	<u>6,031,731</u>
Creditors			
Amounts falling due after more than one year	4	(1,935,624)	(2,073,699)
Net assets		<u>4,026,919</u>	<u>3,958,032</u>
Capital and reserves			
Called up share capital	5	100	100
Revaluation reserve		3,843,558	3,743,558
Profit and loss account		183,261	214,374
Shareholders' funds		<u>4,026,919</u>	<u>3,958,032</u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 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.

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 **29 JUN 2017** and were signed by:



A F A Pabani - Director

The notes form part of these abbreviated accounts

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2016**

1. ACCOUNTING POLICIES**Basis of preparing the financial statements**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Turnover

Turnover represents rent receivable during the year.

Investments

Investments held as fixed assets are shown at cost less provision for impairment.

Investment properties

Investment properties are included in the Balance sheet at their open market value in accordance with the Financial Reporting Standard for the Smaller Entities (effective April 2008) and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the director, necessary in order to give a true and fair view of the financial position of the company.

2. FIXED ASSET INVESTMENTS

Investments
other
than
loans
£

COST OR VALUATION

At 1 October 2015
and 30 September 2016

277,399

NET BOOK VALUE

At 30 September 2016

277,399

At 30 September 2015

277,399

3. INVESTMENT PROPERTY

Total
£

COST OR VALUATION

At 1 October 2015
Revaluations

4,578,284
100,000

At 30 September 2016

4,678,284

NET BOOK VALUE

At 30 September 2016

4,678,284

At 30 September 2015

4,578,284

In the opinion of the director, the carrying amount of the investment property is not materially different from its open market value at the balance sheet date.

4. CREDITORS

Creditors include an amount of £2,076,806 (30.9.15 - £2,209,291) for which security has been given.

They also include the following debts falling due in more than five years:

	30.9.16 £	30.9.15 £
Repayable by instalments	1,311,726	1,473,738

NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2016

5. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:
Number: Class:

		Nominal value: £1	30.9.16 £ <u>100</u>	30.9.15 £ <u>100</u>
100	Ordinary shares			