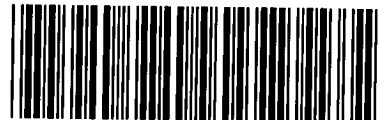


Company Registration No. 03242560 (England and Wales)

**NHI (CATERHAM) LIMITED**  
**REPORT AND**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 AUGUST 2016**

THURSDAY



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25/05/2017

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COMPANIES HOUSE

# **NHI (CATERHAM) LIMITED**

## **COMPANY INFORMATION**

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**Directors**

L F Brady  
J P Brady

**Secretary**

L F Brady

**Company number**

03242560

**Registered office**

The Old Barn  
The Square  
Shipham  
Winscombe  
Somerset  
BS25 1TN

**Accountants**

RSM UK Tax and Accounting Limited  
Chartered Accountants  
3rd Floor  
Portland  
25 High Street  
Crawley  
West Sussex  
RH10 1BG

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# **NHI (CATERHAM) LIMITED**

## **DIRECTORS' REPORT FOR THE YEAR ENDED 31 AUGUST 2016**

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The directors present their report and financial statements for the year ended 31 August 2016.

### **Principal activities**

The principal activity of the company continued to be that of property management and letting.

### **Directors**

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

L F Brady

J P Brady

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board



.....  
L F Brady  
Director

15/5/2017

**ACCOUNTANT'S REPORT TO THE BOARD OF DIRECTORS OF NHI (CATERHAM)  
LIMITED ON THE UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31  
AUGUST 2016**

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In order to assist you to fulfil your duties under the Companies Act 2006 ("the Act"), we prepared for your approval the financial statements of NHI (Caterham) Limited which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Total Recognised Gains and Losses and the related notes in accordance with the financial reporting framework set out therein 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 at <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of NHI (Caterham) Limited, as a body, in accordance with the terms of our engagement letter dated 17 May 2017. Our work has been undertaken solely to prepare for your approval the financial statements of NHI (Caterham) Limited and state those matters that we have agreed to state to them in accordance with ICAEW Technical Release 07/16 AAF. This report should not therefore be regarded as suitable to be used or relied on by any other party wishing to acquire any rights against RSM UK Tax and Accounting Limited for any purpose or in any context. Any party other than the Board of Directors which obtains access to this report or a copy and chooses to rely on this report (or any part of it) will do so at its own risk. To the fullest extent permitted by law, RSM UK Tax and Accounting Limited will accept no responsibility or liability in respect of this report to any other party and shall not be liable for any loss, damage or expense of whatsoever nature which is caused by any person's reliance on representation in this report.

It is your duty to ensure that NHI (Caterham) 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 profit of NHI (Caterham) Limited under the Act. You consider that NHI (Caterham) 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 NHI (Caterham) 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.

*RSM UK Tax & Accounting Limited*

RSM UK Tax and Accounting Limited  
Chartered Accountants  
3rd Floor  
Portland  
25 High Street  
Crawley  
West Sussex  
RH10 1BG

*22/5/2017*

# NHI (CATERHAM) LIMITED

## UNAUDITED PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 AUGUST 2016

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		2016 £	2015 £
	Notes		
Turnover		73,037	73,039
Administrative expenses		(32,437)	(29,529)
Operating profit		40,600	43,510
Interest receivable and similar income		20	27
Profit on ordinary activities before taxation	2	40,620	43,537
Tax on profit on ordinary activities	4	(8,124)	(8,740)
Profit for the financial year	10	32,496	34,797

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## **NHI (CATERHAM) LIMITED**

### **UNAUDITED STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES FOR THE YEAR ENDED 31 AUGUST 2016**

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	<b>Notes</b>	<b>2016 £</b>	<b>2015 £</b>
<b>Profit for the financial year</b>		32,496	34,797
Unrealised surplus on revaluation of properties		-	205,000
<b>Total recognised gains and losses relating to the year</b>		<u>32,496</u>	<u>239,797</u>

**NHI (CATERHAM) LIMITED****UNAUDITED BALANCE SHEET  
AS AT 31 AUGUST 2016**

	Notes	2016 £	£	2015 £	£
<b>Fixed assets</b>					
Tangible assets	6	1,300,000		1,300,000	
<b>Current assets</b>					
Debtors	7	1,390		53	
Cash at bank and in hand		46,504		43,287	
		47,894		43,340	
<b>Creditors: amounts falling due within one year</b>	8	(20,180)		(21,245)	
<b>Net current assets</b>		27,714		22,095	
<b>Total assets less current liabilities</b>		1,327,714		1,322,095	
<b>Capital and reserves</b>					
Called up share capital	9	558		558	
Share premium account	10	273,098		273,098	
Revaluation reserve	10	1,029,789		1,029,789	
Profit and loss account	10	24,269		18,650	
<b>Shareholders' funds</b>		1,327,714		1,322,095	

For the financial year ended 31 August 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies and the members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and the Financial Reporting Standard for Smaller Entities (effective January 2015).

The financial statements on pages 3 to 9 were approved by the board of directors and authorised for issue on 15 May 2017 and are signed on its behalf by:

  
L F Brady  
Director

# NHI (CATERHAM) LIMITED

## NOTES TO THE UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2016

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### 1 Accounting policies

#### **Basis of accounting**

The financial statements are prepared under the historical cost convention modified to include the revaluation of properties.

#### **Turnover**

Turnover represents the rents receivable in the year.

#### **Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

Plant and machinery	25% Straight Line
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Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the applicable accounting standard, SSAP 19, Accounting for Investment Properties, it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the directors compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

#### **Deferred taxation**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements. Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantially enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised.

Deferred tax is recognised in the Statement of Total Recognised Gains and Losses on revaluations where at the balance sheet date there is a binding agreement to sell the asset and the gain or loss expected to arise on sale has been recognised.

#### **Financial instruments**

Financial instruments are classified and accounted for according to the substance of the contractual arrangement as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.



# NHI (CATERHAM) LIMITED

## NOTES TO THE UNAUDITED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2016

<b>2</b>	<b>Profit on ordinary activities before taxation</b>	<b>2016</b>	<b>2015</b>
		<b>£</b>	<b>£</b>
	Profit on ordinary activities before taxation is stated after charging:		
	Depreciation of tangible fixed assets		
	- owned	-	165
		<u></u>	<u></u>
<b>3</b>	<b>Directors' remuneration</b>	<b>2016</b>	<b>2015</b>
		<b>£</b>	<b>£</b>
	Directors' remuneration	7,956	-
		<u></u>	<u></u>
		7,956	-
		<u></u>	<u></u>
<b>4</b>	<b>Tax on profit on ordinary activities</b>	<b>2016</b>	<b>2015</b>
		<b>£</b>	<b>£</b>
	<b>Current tax</b>		
	U.K. corporation tax	8,124	8,740
		<u></u>	<u></u>
	<b>Total current tax</b>	<b>8,124</b>	<b>8,740</b>
		<u></u>	<u></u>
<b>5</b>	<b>Dividends</b>	<b>2016</b>	<b>2015</b>
		<b>£</b>	<b>£</b>
	Interim dividends paid on ordinary shares	26,877	73,879
		<u></u>	<u></u>

Dividends totalling £6,365 amount were waived during the year ended 31 August 2016 (2015: £nil).

<b>6</b>	<b>Tangible fixed assets</b>	<b>Investment properties</b>	<b>Plant and machinery etc</b>	<b>Total</b>
		<b>£</b>	<b>£</b>	<b>£</b>
	<b>Cost or valuation</b>			
	At 1 September 2015 & at 31 August 2016	1,300,000	4,292	1,304,292
		<u></u>	<u></u>	<u></u>
	<b>Depreciation</b>			
	At 1 September 2015 & at 31 August 2016	-	4,292	4,292
		<u></u>	<u></u>	<u></u>
	<b>Net book value</b>			
	At 31 August 2016	1,300,000	-	1,300,000
		<u></u>	<u></u>	<u></u>
	At 31 August 2015	1,300,000	-	1,300,000
		<u></u>	<u></u>	<u></u>

# NHI (CATERHAM) LIMITED

## NOTES TO THE UNAUDITED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2016

### 6 Tangible fixed assets (Continued)

Comparable historical cost for tangible fixed assets included at valuation:

	£
At cost	270,211
Aggregate depreciation	-
<b>Net book value</b>	
At 31 August 2016	270,211
At 31 August 2015	270,211

Freehold properties were valued by the directors on 31 August 2016 at £1,300,000 on the basis of an open market valuation for existing use. If the revalued properties were to be sold at this value then UK corporation tax would be payable on any gain arising. The directors estimate that the amount of tax that would be payable in these circumstances would be approximately £170,000 (2015: £172,000).

7 Debtors	2016 £	2015 £
Trade debtors	1,390	53
	<u>1,390</u>	<u>53</u>
<b>8 Creditors: amounts falling due within one year</b>	<b>2016 £</b>	<b>2015 £</b>
Corporation tax	8,124	8,740
Other creditors	12,056	12,505
	<u>20,180</u>	<u>21,245</u>
<b>9 Share capital</b>	<b>2016 £</b>	<b>2015 £</b>
<b>Allotted, called up and fully paid</b>		
558 Ordinary shares of £1 each	558	558
	<u>558</u>	<u>558</u>

# NHI (CATERHAM) LIMITED

## NOTES TO THE UNAUDITED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2016

### 10 Reserves

	Share premium account £	Revaluation reserve £	Profit and loss account £
Balance at 1 September 2015	273,098	1,029,789	18,650
Profit for the year	-	-	32,496
Dividends paid	-	-	(26,877)
Balance at 31 August 2016	<u>273,098</u>	<u>1,029,789</u>	<u>24,269</u>

### 11 Transactions with directors

L F Brady, director, received dividends from the company during the year totalling £9,958 (2015: £36,278).

### 12 Control

No one shareholder has ultimate control over the company.