

REGISTERED NUMBER: 10595142 (England and Wales)

Unaudited Financial Statements
for the Period 1 February 2017 to 28 February 2018
for
Unique Home Stays Property- Uhs Limited

Cornish Accounting Solutions Ltd
Chartered Accountants and Business Specialists
79 Higher Bore Street
Bodmin
Cornwall
PL31 1JT

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for the Period 1 February 2017 to 28 February 2018

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Unique Home Stays Property- Uhs Limited

Company Information

for the Period 1 February 2017 to 28 February 2018

DIRECTOR: Mrs S Stanley

REGISTERED OFFICE: Lantern Cottage
Trebudannon
Newquay
Cornwall
TR8 4LP

REGISTERED NUMBER: 10595142 (England and Wales)

ACCOUNTANTS: Cornish Accounting Solutions Ltd
Chartered Accountants and Business Specialists
79 Higher Bore Street
Bodmin
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PL31 1JT

Chartered Accountants' Report to the Director
on the Unaudited Financial Statements of
Unique Home Stays Property- Uhs Limited

The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Unique Home Stays Property- Uhs Limited for the period ended 28 February 2018 which comprise the Income Statement, Balance Sheet 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 Unique Home Stays Property- Uhs Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Unique Home Stays Property- Uhs Limited and state those matters that we have agreed to state to the director of Unique Home Stays Property- Uhs 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 Unique Home Stays Property- Uhs Limited and its director for our work or for this report.

It is your duty to ensure that Unique Home Stays Property- Uhs 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 Unique Home Stays Property- Uhs Limited. You consider that Unique Home Stays Property- Uhs Limited is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the financial statements of Unique Home Stays Property- Uhs 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.

Cornish Accounting Solutions Ltd
Chartered Accountants and Business Specialists
79 Higher Bore Street
Bodmin
Cornwall
PL31 1JT

5 June 2018

Unique Home Stays Property- Uhs Limited (Registered number: 10595142)

Balance Sheet
28 February 2018

	Notes	£	£
FIXED ASSETS			
Tangible assets	4		3,734,550
CURRENT ASSETS			
Debtors	5	4,793	
Cash at bank and in hand		389,198	
		<u>393,991</u>	
CREDITORS			
Amounts falling due within one year	6	<u>3,966,780</u>	
NET CURRENT LIABILITIES			<u>(3,572,789)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			161,761
PROVISIONS FOR LIABILITIES			<u>23,711</u>
NET ASSETS			<u><u>138,050</u></u>
CAPITAL AND RESERVES			
Called up share capital			100
Retained earnings			<u>137,950</u>
			<u><u>138,050</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 28 February 2018.

The members have not required the company to obtain an audit of its financial statements for the period ended 28 February 2018 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her 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 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 5 June 2018 and were signed by:

Mrs S Stanley - Director

The notes form part of these financial statements

Notes to the Financial Statements
for the Period 1 February 2017 to 28 February 2018

1. STATUTORY INFORMATION

Unique Home Stays Property- Uhs Limited 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.

The presentation currency of the financial statements is the Pound Sterling (£).

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.

Turnover

Turnover 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.

Taxation

Taxation for the period 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 period 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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the period was 2 .

Unique Home Stays Property- Uhs Limited (Registered number: 10595142)

Notes to the Financial Statements - continued
for the Period 1 February 2017 to 28 February 2018

4. TANGIBLE FIXED ASSETS

	Land and buildings £	Plant and machinery etc £	Totals £
COST			
Additions	2,951,260	1,093,936	4,045,196
Disposals	(266,428)	(22,992)	(289,420)
At 28 February 2018	<u>2,684,832</u>	<u>1,070,944</u>	<u>3,755,776</u>
DEPRECIATION			
Charge for period	-	21,230	21,230
Eliminated on disposal	-	(4)	(4)
At 28 February 2018	<u>-</u>	<u>21,226</u>	<u>21,226</u>
NET BOOK VALUE			
At 28 February 2018	<u>2,684,832</u>	<u>1,049,718</u>	<u>3,734,550</u>

On 1st March 2017 land and property and their associated fixtures and furnishings etc were transferred from Unique Home Stays Ltd to Unique Home Stays Property - UHS Limited (its wholly owned subsidiary) at the net book value shown in the financial statements for Unique Home Stays Ltd as at 28th February 2017.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Trade debtors	3,393
Other debtors	<u>1,400</u>
	<u>4,793</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Trade creditors	19,337
Amounts owed to group undertakings	3,911,896
Taxation and social security	35,258
Other creditors	<u>289</u>
	<u>3,966,780</u>

7. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to a director subsisted during the period ended 28 February 2018:

	£
Mrs S Stanley	
Balance outstanding at start of period	-
Amounts advanced	11,398
Amounts repaid	(11,398)
Amounts written off	-
Amounts waived	-
Balance outstanding at end of period	<u>-</u>

Notes to the Financial Statements - continued
for the Period 1 February 2017 to 28 February 2018

8. RELATED PARTY DISCLOSURES

On 1st February 2017 all of the share capital in Unique Home Stays Property - UHS Ltd was acquired by Unique Home Stays Ltd, which was the same day as the company was incorporated. On 1st March 2017 the properties and associated assets were transferred from Unique Home Stays Ltd to Unique Home Stays Property - UHS Limited at the net book value shown as at 28th February 2017.

Unique Home Stays Property - UHS Ltd owed Unique Home Stays Ltd £3,911,896 as at 28th February 2018.

Unique Home Stays Property - UHS Ltd made purchases totalling £3,475 on behalf of Unique Home Stays Ltd in the year and recharged these in full.

Unique Home Stays Property - UHS Ltd was recharged in full, purchases made by Unique Home Stays Ltd on its behalf totalling £128,938.

9. ULTIMATE CONTROLLING PARTY

The Ultimate Controlling Party is the Director Mrs S A Stanley by virtue of her shareholding in the parent company Unique Home Stays Limited.

10. GROUP STRUCTURE

Unique Home Stays Property - UHS Limited is a wholly owned subsidiary of Unique Home Stays Limited.

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.